

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
JULY 24TH, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Special Meeting held Monday, June 12, 2023 & the Planning & Zoning Regular Meeting Monday, June 19, 2023
3. Charles Kihneman, owner of the property commonly known as 4327 Caspian St., parcel #138M-0-33-196.000, has made an application for the temporary use of an RV during the new construction of his primary structure. Mr. Kihneman was unaware of the Ordinance for RVs and placed it on the property where it currently sits. After receiving a notice of violation, Mr. Kihneman came to the City of Waveland Building Dept. to become compliant. Mayor Jay Trapani gave Mr. Kihneman permission to stay in the RV during this process in order to protect his materials from theft or damage from vagrants in the area. The RV permit will allow continued occupancy for 180 days.
4. Joyce Moran, owner of the properties commonly known as 100 & 102 E. Meadow Ln, parcel #161D-0-02-027.000, has made an application for a variance in order to split her lot. The property was originally two lots. Therefore, there are currently 2 living structures on the property. Proposed parcel 1 will need a 100' street frontage variance since it will not be directly off the street but use an easement from parcel 2. Parcel 2 will need an 80' street frontage variance as it will have 20' of street frontage along E. Meadow Ln.
5. Raymond Langlois, owner of the property commonly known as 419 Waveland Ave, parcel #162K-0-10-090.000, has made an application for variances in order to place an accessory storage shed closer to his property lines. His request is for a 5' variance from the required 10' on the side property line and 10' variance from the required 15' rear property line as stated in Ord. #349 for accessory structures more than 12' away from the primary structure. This is to place the shed far away from a protected live oak tree.
6. Eugene Ferry Jr., owner of the property commonly known as 115 St. Joseph St., parcel #161M-0-11-013.000, has made an application for variance in order to split his lot into 3 new parcels. Proposed parcels 1 & 2 will need a 70' street frontage variance and proposed parcel 3 will need a 30' street frontage variance from the required 100' street frontage as stated in Zoning Ord. #349. No variances need for square footage requirement on the proposed new parcels.
7. Suzette Surbeck, owner of the property commonly known as 226 Sandy St., parcel #162J-0-10-210.000, has made an application for the temporary use of an RV during new construction of her primary residence. The RV permit will allow occupancy for 180 days.
8. Tom and Joal Stone, owners of the property commonly known as 115 Mollere Dr., parcel #161F-0-02-042.000, have made an application for variances in order to place an accessory structure closer to their property lines. Their request is for a 10' variance from the required 25' rear setback from the property line as stated in Ord. #349 for accessory structures less than 12' away from the primary structure. This will make the rear setback 15' from the property line.

9. Gary Ponthieux & Kacey Edwards, owners of the property commonly known as 118 Seabrook Dr., parcel # 161B-2-01-019.008, have made an application for a conditional use in order to construct an accessory structure larger than the allowed maximum 500 square feet as stated in Zoning Ord. #349. They are also requesting a 5' left side-yard variance from the required 10' from the property line and a 5' rear-yard variance from the required 15' from the property line. His proposed structure will be 1,200 square feet and have a 5' setback from the left side-yard and 10' setback from the rear property lines.
10. Tabitha Thompson, leasing the property commonly known as 541 Hwy 90, parcel #138Q-0-34-038.000, has made an application for a Conditional Use in order to operate a Medical Cannabis Micro Cultivation Facility. The property is currently zoned C-3: Highway Commercial and Zoning Ord. #349 does not have any requirements or conditions concerning medical cannabis.
11. Comments from Chair, Commissioners, & Staff
 - A. Planning & Zoning Ord. #349 Amendments
 - B. City of Waveland Comprehensive Plan 2009
12. Public Comments to the Commissioners
13. Adjourn: AT _____ P.M.

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 19, 2023

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, June 19, 2023 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Bryan Frater called the meeting to order at 6:00pm. Present at the meeting were Chairman Bryan Frater, Commissioners Barbara Coatney, Chad Whitney and Matt Touart. Also present was Zoning Official, Jeanne Conrad and Building Official, Josh Hayes. City Attorney, Ronnie Artigues Jr. was not present.

Kirk Massey, owner of the property commonly known as 813 Sixth St, parcel #161C-0-01-005.000, has made an application for a variance from the required rear property line and the right side property line. The variance request is for 5' from the required side yard setback of 10' and for 10' from the required rear yard setback of 15'. This would make his right side yard and rear yard setbacks 5' from each property line.

Lori Massey came forward to explain that she and her husband are wanting to tear down their current shed which is old and dilapidated and replace it. The need for the variance is to place the shed closer to the property lines to get the structure out of the middle of the back yard.

Commissioner Whitney asked Josh Hayes about fire code with having a structure 5' away from any property line. Josh Hayes said that with 5' on each side of the property line, that is sufficient space per fire code.

Chairman Frater then called for any other comments from the audience. No one came forward.

Chairman Frater then called for a motion. Commissioner Whitney made a motion to approve the variance request to be 5' from the left side-yard and rear property lines. Commissioner Coatney seconded the motion.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed and that the application meets all of the criteria set forth by section 906.1 of the Zoning Ordinance #349.

Rene Landaverde, owner of the property commonly known as 301 Singleton St, parcel #162H-0-03-106.000, has made an application for a conditional use in order to place an accessory structure before the primary structure. This will be a garage used for the storage of work equipment.

Mr. Landaverde came forward to explain his request. He stated that he is trying to get the property cleaned up but he lives in New Orleans and is currently building a dwelling in Abita Springs. Once the house in Abita Springs is complete, he plans on building on this property. The accessory structure will be to store his grass cutting and maintenance equipment for clearing the lot.

Chairman Frater called for anyone in the audience to come forward. Mr. Clarence Harris of 602 Amar St. came forward and stated that he and a few neighbors that he is speaking for are against the request

After all discussions between the applicant, the Commissioners, and Josh Hayes, **the applicant decided to withdraw his request**. He will get his permit for a primary dwelling and the submit for the accessory structure after the building permit is issued.

Chairman Frater made a comment explaining the process for recommended amendments to the Board of Mayor and Aldermen. He stated that the Commission will hold workshops to discuss changes to be made but there would be no motions. Once all changes are made and written into a new updated Zoning Ordinance, then they will make a motion to adopt the new ordinance to the Board of Mayor and Aldermen.

Chairman Frater then called for any additional comments from the Commissioners or anyone left in the audience. No one came forward for comments.

Chairman Frater called for a motion to adjourn the meeting. Commissioner Touart made the motion, seconded by Commissioner Coatney to adjourn the meeting.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed and the meeting adjourned at 6:28 pm.

Respectfully submitted,
Jeanne Willie, Zoning Official

The Sea Coast Echo

POST OFFICE BOX 2009
BAY SAINT LOUIS, MS 39521-2009

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State, GEOFF BELCHER, General Manager of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 7 weeks to-wit:

On the 6 day of July 2023

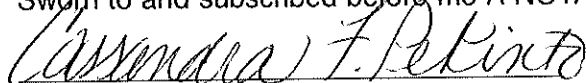
On the _____ day of _____ 2023

On the _____ day of _____ 2023

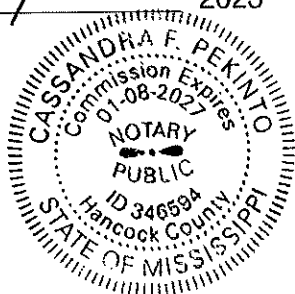
On the _____ day of _____ 2023


General Manager

Sworn to and subscribed before me A NOTARY PUBLIC



This 6 day of July 2023



NOTICED IS HEREBY GIVEN THAT THE WAVELAND PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE WITH A REVIEW OF THE CURRENT COMPREHENSIVE PLAN ON MONDAY, JULY 24TH, 2023 AT 6:00 P.M. AND TO CONSIDER THE FOLLOWING:

Note: All Meetings of the Waveland Planning and Zoning Commission are held in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

Charles Kihneman, owner of the property commonly known as 4327 Casplan St., parcel #138M-0-33-196,000, has made an application for the temporary use of an RV during the new construction of his primary structure. Mr. Kihneman was unaware of the Ordinance for RVs and placed it on the property where it currently sits. After receiving a notice of violation, Mr. Kihneman came to the City of Waveland Building Dept. to become compliant. Mayor Jay Trapani gave Mr. Kihneman permission to stay in the RV during this process in order to protect his materials from theft or damage from vagrants in the area. The RV permit will allow continued occupancy for 180 days.

Joyce Moran, owner of the properties commonly known as 100 & 102 E. Meadow Ln, parcel #161D-0-02-027,000, has made an application for a variance in order to split her lot. The property was originally two lots. Therefore, there are currently 2 living structures on the property. Proposed parcel 1 will need a 100' street frontage variance since it will not be directly off the street but use an easement from parcel 2. Parcel 2 will need an 80' street frontage variance as it will have 20' of street frontage along E. Meadow Ln. Raymond Langlois, owner of the property commonly known as 419 Waveland Ave, parcel #162K-0-10-090,000, has made an application for variances in order to place an accessory storage shed closer to his property lines. His request is for a 5' variance from the required 10' on the side property line and 10' variance from the required 15' rear property line as stated in Ord. #349 for accessory structures more than 12' away from the primary structure. This is to place the shed far away from a protected live oak tree. Eugene Ferry Jr., owner of the property commonly known as 115 St. Joseph St., parcel #161M-0-11-013,000, has made an

General

Order ID: 2958**Export ID:****Status:** approved**Price:** 100.32**Order date:** Jun 30, 2023 11:40 AM**Transaction ID:****Payment handler:****Category:** 990 Notices; 997 Public Notices**Package:** Legal Advertising**Package type:** hybrid**IP Address:** 152.36.128.185

Contact

City of Waveland
 301 Coleman Avenue
 Waveland, MS 39576
 228-466-2549
 jwillie@waveland-ms.gov

Schedule

July 2023**Su Mo Tu We Th Fr Sa**

					1	
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Start date Jul 6, 2023 - 1 week run

Comments

(none)

Ad text

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CITY OF WAVELAND
301 COLEMAN AVE
WAVELAND, MS 39576

PURCHASE ORDER: 231114

TO: SEA COAST ECHO
124 COURT ST
BAY ST LOUIS MS 39521-

VDR NO: 18
TELEPHONE: 228/467-5473

SHIP TO: BUILDING INSPECTION

DEPARTMENT	PROJECT	DATE
001280000		06/30/2023

ITEM	QUANTITY	DESCRIPTION	TAG	UNIT PRICE	AMOUNT
1	1	P&Z LEGAL PUBLICATION	07/06/23 N	100.32	100.32
2		MEETING DATE	07/24/23 N		.00
3		SEE ATTACHED QUOTE	N		.00
		TOTAL			100.32

DATE RECEIVED	COMPLETE	PARTIAL	RECEIVED BY	SUPERVISOR OK
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APPROVED FOR PAYMENT

BY: _____

----- DISTRIBUTION -----

ACCOUNT NO	DESC	AMOUNT
001-280-620	ADVERTISING	100.32

RECEIVED FIXED ASSET TAGS AND FORM**

**Department Heads are responsible for insuring
that tags are placed on the items above if applicable.

Item #3

Charles Kihneman

4327 Caspian St

Use of an RV during Construction

Currently in the RV

Received Violation Notice

**Mayor Trapani gave permission to stay in during P&Z
process in order to keep materials from being stolen**



Application for Temporary Conditional Use
of an RV during New Construction

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: Charles Kihneman Date of Application: 5-30-2023
Driver's License #: 80019647 State: MS.
Address: 7183 TUNICA
City: B.S.L. State: MS. Zip: 39520
Phone#: 228-363-9604 E-mail (optional): _____
Physical Address or Parcel # for RV use: 4327 CASPIAN
Current Zoning: R1 Flood Zone: AE17 Foundation Inspection: _____
Permit #: 1800516 Date Permit was Issued: 11/14/18 (Originally) Ext: 5/30/23
RV Registration #: 4X4FCAR21WG07L514 RV Insurance #: _____

309.5 A Temporary Conditional Use for a Recreational Vehicle may be applied for only in connection with the erection of a permanent residential dwelling when the following listed conditions have been met. Said conditional use may be permitted by the Board and Mayor of Aldermen, upon review and recommendation by the Planning and Zoning Commission with the procedures and under the conditions set forth in Article IX.

- A. Without a permit, it shall be unlawful for any person, firm, or corporation to dwell in a Recreational Vehicle as contemplated by Section 409.5 within the City of Waveland. The violation of any of the provisions of Section 409.5 shall be deemed a misdemeanor, with each day of the violation being considered a separate offense. A fine of up to one hundred dollars for each day may apply for each violation.
- B. Approval of the Temporary Conditional Use permit shall be for a period of time not to exceed 180 days. Before the expiration of the initial 180 day period, the applicant may make application to the Planning and Zoning Commission, for approval by the Mayor and Board of Aldermen, requesting an additional 180 days.
- C. Upon completion of the structure, use of the Recreational Vehicle must be in compliance with the regulations of the Zoning Ordinance and other applicable local, State, and Federal regulations.
- D. Only one Recreational Vehicle, serial number to be provided, is allowed on the location for which a building permit is issued. Said Recreational Vehicle may not be rented and may only be occupied by the owner(s) of the property.
- E. The applicant must provide sufficient evidence of the following conditions, in addition to the provisions listed in Section 906.3, with the submission of the Temporary Conditional Use application:

1. Issuance of a valid and current building permit for a residential structure;
2. Verification of a completed and inspected foundation on the property;
3. Submittal of an Evacuation Plan for the Recreational Vehicle in the instance that a named storm enters the Gulf of Mexico and/or a voluntary or mandatory evacuation is ordered for the area;
4. A copy of the title and proof of insurance on the Recreational Vehicle;
5. Proof that the Recreational Vehicle is able to be transported over the streets and highways and has the appropriate state and local licenses;
6. Proof of quick disconnect to City utilities;
7. There must not be any structural additions to the Recreational Vehicle;
8. Recreational Vehicles and the subject properties must be in compliance with and are restricted by the requirements and standards of the Flood Damage Prevention Ordinance.

F. The above stipulations and conditions are not intended to be all inclusive, and each application may have additional stipulations and conditions as the health, safety, and welfare of the City require.

G. At any time the Planning or Zoning Officer or Building Official deems that the conditions and stipulations attached to the Temporary Conditional Use permit are not met, the Temporary Conditional Use permit will be deemed withdrawn without further action and appropriate enforcement measures will be taken.

H. A final permit fee for the placement of a temporary construction recreational vehicle of One Hundred dollars (\$100.00) is required.

Applicant Signature: Chad K. Kline

Date: 5-30-2023

Zoning Official Sign-Off: Jeanne M. Willie

Date: 6/20/23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

Dear Building/Zoning Dept:

Because of the theft & vandalism of our property, we feel the need to have a constant presence. We would like to keep the RV there until the construction is completed.

Thank you,
Phil Kite

RV - Charles Kihneman Caspian St

Jay Trapani <JTrapani@waveland-ms.gov>

Mon 6/5/2023 3:39 PM

To: Jeanne Willie <jwillie@waveland-ms.gov>

Jeanne,

Mr. Charles Kihneman and his son came to see me last week to ask for some relief for his situation on Caspian St. It is my understanding that Mr. Kihneman has an RV on his property that his son is staying in while they renovate a house. It is also my understanding that Mr. Kihneman did not go through the proper P&Z process to get permission to have the RV on his property while this work is being done.

The City of Waveland, the Hancock County Utility Authority, and Hancock Water & Sewer have a joint project going on in the area around Caspian St. The contractor for this project has been having trouble with the theft of his equipment and inventory.

Due to this situation with theft, I gave Mr. Kihneman permission to stay in his RV for now but told him that he still has to go through the P & Z process.

Please make sure that Mr. Kihneman understands this process and follows through with it.

Jay

Jay Trapani

Mayor

301 Coleman Ave

Waveland, MS 39576

228-467-4134



Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

138M-0-33-196.000

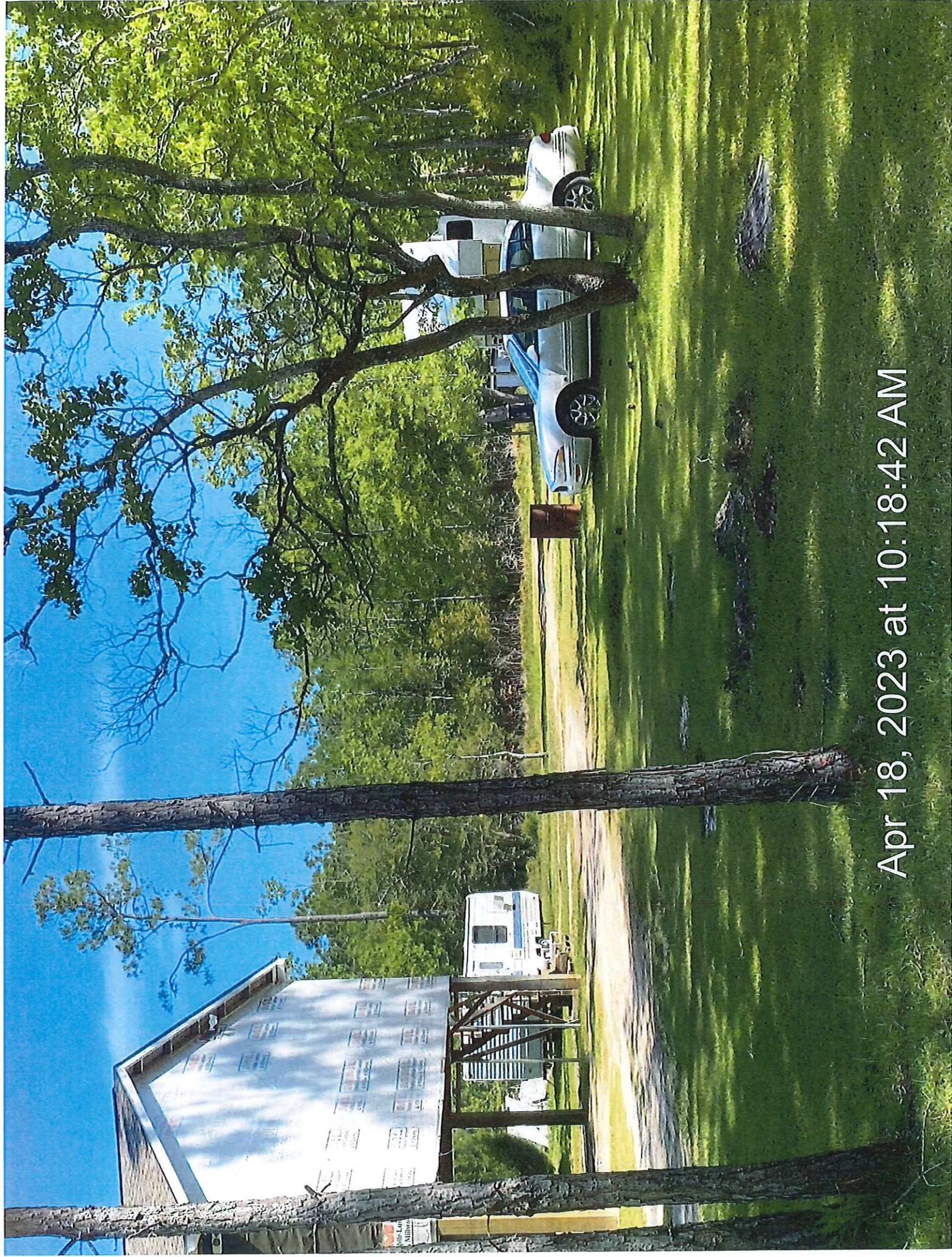
Parcel Number: 138M-0-33-196.000
Owner Name: KIHNEMAN CHARLES G
Owner Address: PO BOX 3437
Owner City, State ZIP: BAY ST LOUIS, MS 39521
Physical Address: 4327 CASPIAN ST
Improvement Type: RES
Year Built: 0
Base Area: 1344
Adjusted Area: 1478
Actual Total Value: 36210
Taxable Total Value: 0
Estimated Tax: 698.23
Homestead Exemption: No
Deed Book: 2018
Deed Page: 9896
Legal Description 1: 4-6, 17-19 BLK 129 SH PK UN 7
Legal Description 2: AD 3
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 30563.89



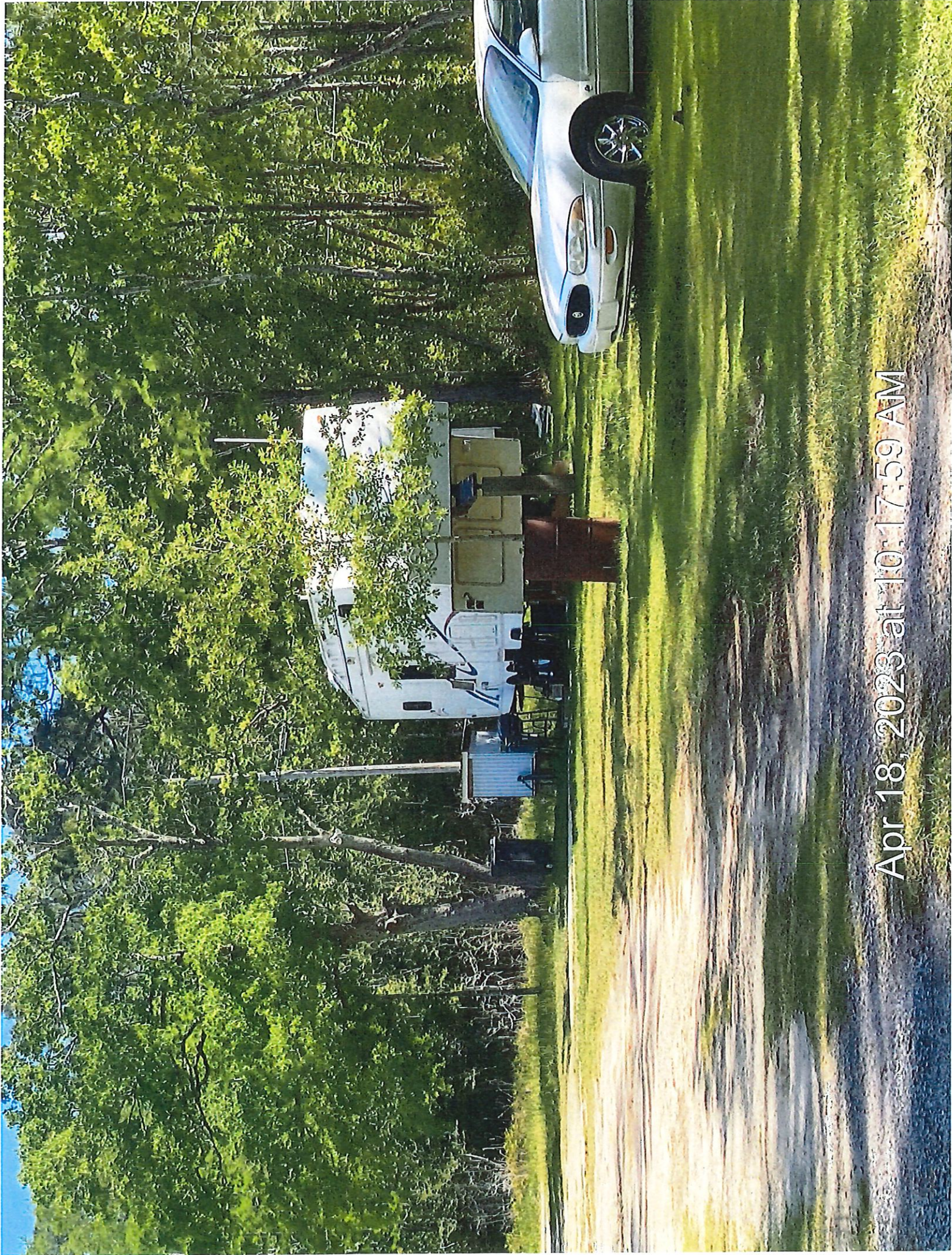
Apr 18, 2023 at 10:18:12 AM



Apr 18, 2023 at 10:19:12 AM



Apr 18, 2023 at 10:18:42 AM



Apr 18, 2023 at 10:17:59 AM



Apr 18, 2023 at 10:18:33 AM

Parcel Number: 138M-0-33-196.000

Owner Name: KIHNEMAN CHARLES G

✓ Owner Address: PO BOX 3437

Owner City, State ZIP: BAY ST LOUIS, MS 39521

✓ Physical Address: 4327 CASPIAN ST

Parcel Number: 138M-0-33-019.000

Owner Name: BOURGEOIS JUDY L

✓ Owner Address: P O BOX 2398

Owner City, State ZIP: BAY ST LOUIS, MS 39521

✓ Physical Address: 9156 AVENUE D

Parcel Number: 138M-0-33-208.000

Owner Name: BOURGEOIS JUDY

Owner Address: P O BOX 2398

Owner City, State ZIP: BAY ST LOUIS, MS 39521

Physical Address: 9159 AVENUE D

Parcel Number: 138M-0-33-207.000

Owner Name: STATE

Owner Address:

Owner City, State ZIP: ,

Physical Address: 4357 CARRIBEAN ST

Parcel Number: 138M-0-33-206.001

Owner Name: DE LIRA JUAN L ETAL

✓ Owner Address: 604 W 8TH ST

Owner City, State ZIP: LEADVILLE, CO 80461

Physical Address: 0

Parcel Number: 138M-0-33-205.000

Owner Name: BILLINGSLEY SR WILLIAM E

✓ Owner Address: 827 TRACE CT

Owner City, State ZIP: MANDEVILLE, LA 70448

Physical Address: 0

Parcel Number: 138M-0-33-204.000

Owner Name: STEWART DANIEL R ETAL

✓ Owner Address: 3202 CEDAR RIDGE CT

Owner City, State ZIP: FRIENDSWOOD, TX 77546

Physical Address: 0

Parcel Number: 138M-0-33-202.000

Owner Name: ERWIN JR ROY W ETUX

✓ Owner Address: 8260 ROSE PETAL DRR

Owner City, State ZIP: FLORENCE, KY 41042

Physical Address: 0

Parcel Number: 138M-0-33-201.000

Owner Name: HILBERRY JESSIE W MRS

✓ Owner Address: 7005 SANTA RITA COURT

Owner City, State ZIP: FORT WORTH, TX 76133

Physical Address: 0

Parcel Number: 138M-0-33-199.000

Owner Name: TORTORICH SALVADOR J

✓ Owner Address: 2400 PELITERE DR

Owner City, State ZIP: CHALMETTE, LA 70043

Physical Address: 0

Parcel Number: 138M-0-33-198.000

Owner Name: SILL LEON JOHN JR

✓ Owner Address: 123 LAWSON RD

Owner City, State ZIP: DAPHNE, AL 36526

Physical Address: 0

Parcel Number: 138M-0-33-027.000

Owner Name: HOTELLING RICHARD W ETAL

✓ Owner Address: 4273 CASPIAN ST

Owner City, State ZIP: BAY ST LOUIS, MS 39520

✓ Physical Address: 4283 CASPIAN ST

Parcel Number: 138M-0-33-028.000

Owner Name: SPENCER CLYDE & NORMA
TRUSTEES

✓ Owner Address: 3115 SYCAMORE DR

Owner City, State ZIP: SIMI VALLEY, CA 93065-
1019

Physical Address: 0

Parcel Number: 138M-0-33-197.000

Owner Name: JAMIESON TRISTAN

✓ Owner Address: 17690 2ND ST #370

Owner City, State ZIP: SAUCIER, MS 39574

Physical Address: 0

Parcel Number: 138M-0-33-195.000

Owner Name: WOOD IRA C

✓ Owner Address: 10024 ROOSEVELT ST

Owner City, State ZIP: BAY ST LOUIS, MS 39520

✓ Physical Address: 4341 CASPIAN ST

Parcel Number: 138M-0-33-194.000

Owner Name: ARMIT MICHAEL J

✓ Owner Address: 306 BROAD ST

Owner City, State ZIP: HOUMA, LA 70360

Physical Address: 0

Parcel Number: 138M-0-33-192.000

Owner Name: PETRICH KATHRYN A ETAL

✓ Owner Address: 13 EDWARDS TERRACE

Owner City, State ZIP: E RIDGE, TN 37412

Physical Address: 0

Parcel Number: 138M-0-33-191.000

Owner Name: ADAMS BRENDA L ETVIR

✓ Owner Address: 133 DAFFODIL LANE

Owner City, State ZIP: WAGGAMAN, LA 70094

Physical Address: 0

Parcel Number: 138M-0-33-190.000

Owner Name: JAMIESON TRISTAN

✓ Owner Address: 17690 2ND ST #370

Owner City, State ZIP: SAUCIER, MS 39574

✓ Physical Address: 4346 CATALINA ST

Parcel Number: 138M-0-33-189.000

Owner Name: VOLPE CAROLINE F

✓ Owner Address: 635 JULIUS AVE

Owner City, State ZIP: JEFFERSON, LA 70121

Physical Address: 0

Parcel Number: 138M-0-33-188.000

Owner Name: STINSON RONALD R

✓ Owner Address: 2406 BRUCE STREET

Owner City, State ZIP: FRANKLINTON, LA 70438

Physical Address: 0

Parcel Number: 138M-0-33-041.000

Owner Name: SMITH EDWARD G SR ETUX

✓ Owner Address: 1111 HOUGHTON RD APT 2002

Owner City, State ZIP: KATY, TX 77450-3058

Physical Address: 0

Parcel Number: 138M-0-33-185.000

Owner Name: DEUBLER JANET A T

✓ Owner Address: 4501 TAFT PARK

Owner City, State ZIP: METAIRIE, LA 70002

Physical Address: 0

Parcel Number: 138M-0-33-184.000

Owner Name: MILLER RICHARD ETUX

✓ Owner Address: 8583 JEFFERSON HWY

Owner City, State ZIP: HARRAHAN, LA 70123

Physical Address: 0

Parcel Number: 138M-0-33-183.000

Owner Name: IMBORNONE CHARLES J

✓ Owner Address: 410 HANCOCK STREET

Owner City, State ZIP: BAY ST LOUIS, MS 39520

Physical Address: 0

Parcel Number: 138M-0-33-182.000

Owner Name: ROBERTS EVAMARIA C ETAL

✓ Owner Address: P O BOX 901

Owner City, State ZIP: PURVIS, MS 39475

✓ Physical Address: 4335 CATALINA ST

Parcel Number: 138M-0-33-181.000

Owner Name: ROBERTS JOSHUA A ETAL

✓ Owner Address: 211 N GLENFIELD RD

Owner City, State ZIP: NEW ALBANY, MS 38652

Physical Address: 0

Parcel Number: 138M-0-33-180.000

Owner Name: CHELMIS APOSTOLOS P

✓ Owner Address: 5070 EVELYN PL

Owner City, State ZIP: BAY ST LOUIS, MS 39520

Physical Address: 0

Parcel Number: 138M-0-33-179.000

Owner Name: BROGGI GUY J ETAL

✓ Owner Address: 4265 INDIAN RIVER DR

Owner City, State ZIP: COCO, FL 32927

Physical Address: 0

Parcel Number: 138M-0-33-171.000

Owner Name: GUINTARD ROBERT

✓ Owner Address: 317 VALVERDE LANE

Owner City, State ZIP: ST AUGUSTINE, FL 32086

Physical Address: 0

Parcel Number: 138M-0-33-170.000

Owner Name: WHARTON ROSE B

✓ Owner Address: 14204 HWY 23

Owner City, State ZIP: BELLE CHASSE, LA 70037

Physical Address: 0

Parcel Number: 138M-0-33-168.000

Owner Name: DOMANGUE DENISE L

✓ Owner Address: 1109 ALLO STREET

Owner City, State ZIP: MARRERO, LA 70072

Physical Address: 0

Parcel Number: 138M-0-33-166.000

Owner Name: COURREGES BERT ETAL

✓ Owner Address: 19040 MAGNOLIA RIDGE DR

Owner City, State ZIP: KILN, MS 39556

✓ Physical Address: 4326 OCEAN ST

Parcel Number: 138M-0-33-163.000

Owner Name: TANET ALPHONSE R MRS

✓ Owner Address: 5084 OAK BAYOU AVE

Owner City, State ZIP: MARRERO, LA 70072

Physical Address: 0

Parcel Number: 138M-0-33-042.000

Owner Name: MILLER WILLIE JR

✓ Owner Address: 1821 HOPE ST

Owner City, State ZIP: NEW ORLEANS, LA 70119

Physical Address: 0

NOTICED IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **MONDAY, JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING: THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Charles Kihneman, owner of the property commonly known as 4327 Caspian St., parcel #138M-0-33-196.000, has made an application for the temporary use of an RV during the new construction of his primary structure. Mr. Kihneman was unaware of the Ordinance for RVs and placed it on the property where it currently sits. After receiving a notice of violation, Mr. Kihneman came to the City of Waveland Building Dept. to become compliant. Mayor Jay Trapani gave Mr. Kihneman permission to stay in the RV during this process in order to protect his materials from theft or damage from vagrants in the area. The RV permit will allow continued occupancy for 180 days.

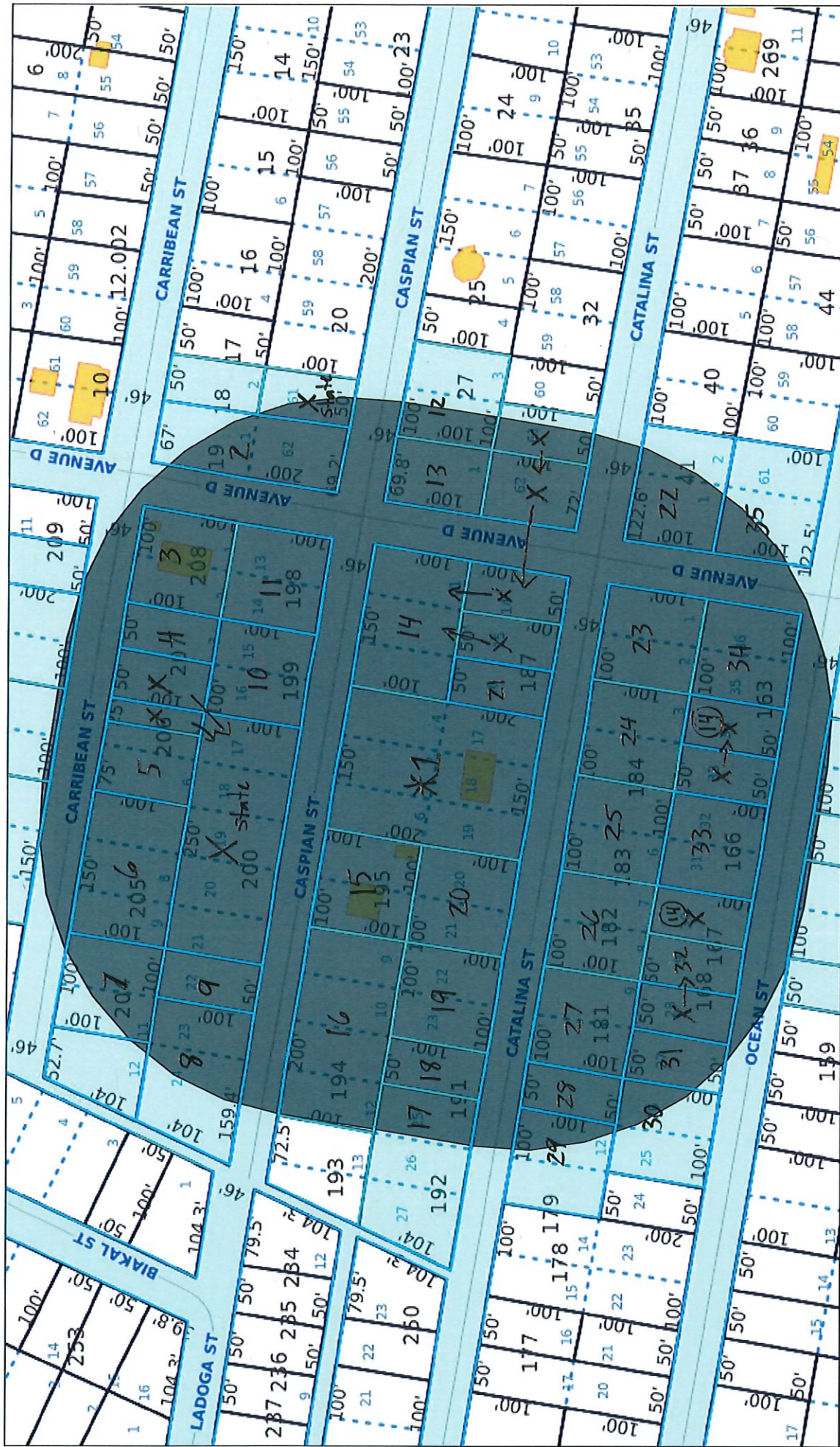
YOU ARE RECEIVING THIS NOTICE BECAUSE YOU HAVE A PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY APPLICANT.

IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

Geoportal Map



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Item #4

Joyce Moran

100 & 102 E. Meadow Ln

Variance for Lot Split

Originally 2 parcels with a house on each

Were combined into 1 parcel

Needs a street frontage variance for each new parcel

Parcel 1: 100' street frontage & 4,500 sq. ft. Variance

Parcel 2: 80' street frontage & 4,500 sq. ft. Variance

****Properties share an access easement****



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: Joyce Moten Date of Application: 6/8/23
Phone#: 228 332 5431 E-mail (optional): lee-joyce@bellsouth.net
Property Physical Address or Parcel #: 100 + 102 East Meadow Ln Waveland
Current Zoning District: R-1 Flood Zone: X
Mailing Address (if different): 5364 Firetower Rd. Kiln, Ms 39556
Proposed Variance: separate two houses on one deed - Both houses are on separate parcels. I want to sell 100 East Meadow Lane

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:

A. A written application for a variance is submitted demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.

2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
 3. That special conditions and circumstances do not result from the actions of the applicant.
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.
- B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.
- C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
 2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
 3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
 4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
 5. The special circumstances are not the result of the actions of the applicant.
 6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
 7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
 8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
 9. Notice of public hearing shall be given as in section 906.1.B.

The Fee for a Variance Application is \$75.00 and is non-refundable regardless of approval or denial.

Applicant Signature: Joyce M. Moran

Date: 6/18/23

Zoning Official Sign-Off: Jeanne M. Willie

Date: 6/20/23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

6/8/23

I have a survey describing two parcels with one house on each parcel. The survey describes the right of way easement for 100 East Meadow Lane. Each house would be on the original parcel 50' x 100'. I would like to separate parcel 1 from parcel 2. Most houses on Meadow Lane and East Meadow Lane are on 50' x 100' lots.

James Moran

LEGEND:

- IRON ROD FOUND (IRF)
- IRON PIPE FOUND (IPF)
- IRON ROD SET (IRS)
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTTARD KNOT FOUND
- POWER POLE (PP)
- FENCE CORNER POST
- POINT OF COMMENCEMENT (PCP)
- POINT OF BEGINNING (POB)

EAST MEADOW LANE
(ASPHALT SURFACE 42' R.O.W.)

MARJORIE STREET
(ASPHALT SURFACE 40' R.O.W.)

REFERENCES:

- 1.) EXTENSION OF JEFF DAVIS PLACE PLAT, BOOK K-0 PAGE 425.

RECORD NORTH

P.O.B.
1/2" IRS
(LOT 2)

PARCEL "2"
TOTAL AREA
7,290 SQ. FT.

PARCEL "1"
TOTAL AREA
7,294 SQ. FT.

P.O.B.
(LOT 1)

P.O.C.
(LOT 2 & EASEMENT)

GENERAL NOTES:

- 1) This survey was prepared without the benefit of a current title report.
- 2) Building offsets are for reference only and not for construction of any kind.
- 3) This survey meets Mississippi minimum

LEGAL DESCRIPTION: PARCEL "1"

161D-0-02-027.000

Parcel Number: 161D-0-02-027.000
Owner Name: LEE JOYCE Z
Owner Address: 5364 FIRETOWER RD
Owner City, State ZIP: KILN, MS 39556
Physical Address: 100 E MEADOW LANE
Improvement Type: RES
Year Built: 1960
Base Area: 1014
Adjusted Area: 1056
Actual Total Value: 96198
Taxable Total Value: 0
Estimated Tax: 1815.44
Homestead Exemption: No
Deed Book: 2006
Deed Page: 2661
Legal Description 1: 1,2 & A1 JEFF DAVIS PL EXT WAV
Legal Description 2: ELAND
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 16194.53

[illegible]

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Geoportal Map



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8

Parcel Number: 161D-0-02-027.000

Owner Name: LEE JOYCE Z

✓ Owner Address: 5364 FIRETOWER RD

Owner City, State ZIP: KILN, MS 39556

✓ Physical Address: 100 E MEADOW LANE

Parcel Number: 161D-0-02-028.000

Owner Name: BILBO B J (LIFE ESTATE)

✓ Owner Address: 104 EAST MEADOW LANE

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 104 E MEADOW LANE

Parcel Number: 161D-0-02-009.001

Owner Name: GURLEY JAMES R ETAL

✓ Owner Address: PO BOX 374

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 0

Parcel Number: 161D-0-02-010.000

Owner Name: JENSEN VIVIAN A

✓ Owner Address: 502 JEFF DAVIS AVE

Owner City, State ZIP: WAVELAND, MS 39576

✓ Physical Address: 502 JEFF DAVIS AVE

Parcel Number: 161D-0-02-025.000

Owner Name: HOLZHAUSER THOMAS J

✓ Owner Address: 536 MEADOW LANE

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 0

Parcel Number: 161D-0-02-031.000

Owner Name: CUMBERLAND MILFORD E JR

✓ Owner Address: 107 GRASS ST

Owner City, State ZIP: WAVELAND, MS 39576

✓ Physical Address: 544 MEADOW LANE

NOTICED IS HEREBY GIVEN THAT THE WAVELAND PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING: THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Joyce Moran, owner of the properties commonly known as 100 & 102 E. Meadow Ln, parcel #161D-0-02-027.000, has made an application for a variance in order to split her lot. The property was originally two lots. Therefore, there are currently 2 living structures on the property. Proposed parcel 1 will need a 100' street frontage variance since it will not be directly off the street but use an easement from parcel 2. Parcel 2 will need an 80' street frontage variance as it will have 20' of street frontage along E. Meadow Ln.

YOU ARE RECEIVING THIS NOTICE EITHER BECAUSE YOU ARE AN ADJACENT PROPERTY OWNER OR LOCATED DIRECTLY ACROSS THE STREET.
IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.
ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

ALEXANDER BRIAN SJR ETUX

9.001 1 AC. GURLEY JAMES R ETAL

JENSEN VIVIAN A

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100.01

398.3'

498.3'

375.5'

100'

146'

146'

146'

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LEE JOYCE Z

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Item #5

Raymond Langlois

419 Waveland Ave

Setback Variance for Accessory Structure

**Accessory Structure will be more than 12' away from
the Primary Structure**

****This allows 10' Side-Yard & 15' Rear-Yard Setbacks****

**Request: 5' Variance from the Left Side Setback
Requirement of 10' & 10' Variance from the Rear
Setback Requirement of 15'**

****New Setbacks will be 5' from the Left Side Property
Line & 5' from the Rear Property Line****



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: Raymond M. Langlois Date of Application: 6/20/2023
Phone#: 504-858-4903 E-mail (optional): Rlanglois57@bellsouth.net
Property Physical Address or Parcel #: 419 Waveland Avenue
Current Zoning District: R1 Flood Zone: AE19
Mailing Address (if different): _____

Proposed Variance: Storage shed placement 5 feet from back of property line and 5 feet from side to keep the building as far from the oak tree as possible.

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:

A. A written application for a variance is submitted demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.

2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
 3. That special conditions and circumstances do not result from the actions of the applicant.
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.
- B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.
- C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
 2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
 3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
 4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
 5. The special circumstances are not the result of the actions of the applicant.
 6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
 7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
 8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
 9. Notice of public hearing shall be given as in section 906.1.B.

The Fee for a Variance Application is \$75.00 and is non-refundable regardless of approval or denial.

Applicant Signature: _____

Date: JUNE 20, 2023

Zoning Official Sign-Off: Jeanne M. Willie

Date: 6/20/23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie

Zoning Department

(228) 466-2549

jconrad@waveland-ms.gov

June 20, 2023

To: City of Waveland
Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576

From:: Raymond M. Langlois
419 Waveland Avenue
Waveland, MS 39576

To whom it may concern,

I am requesting a variance to place a 10 feet x 20 feet, prefabricated storage shed, 5 feet from the back property line and 5 feet from the side property line, on the southern corner of my property at 419 Waveland Ave.

The reason for the variance is to keep the storage shed as far away from the large oak tree as possible, to protect it.

Please find attached plot plan and information on the storage shed.

Let me know if you require any additional information.

Thank you & best regards,



Raymond M. Langlois

Geoportal Map

419 W AVELAND AVE.



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PROPERTY - 100 FEET FRONT
250 FEET DEEP

10' X 20' STORAGE SUED
5' FROM BACK PROPERTY LINE
5' FROM SIDE PROPERTY LINE

162K-0-10-090.000

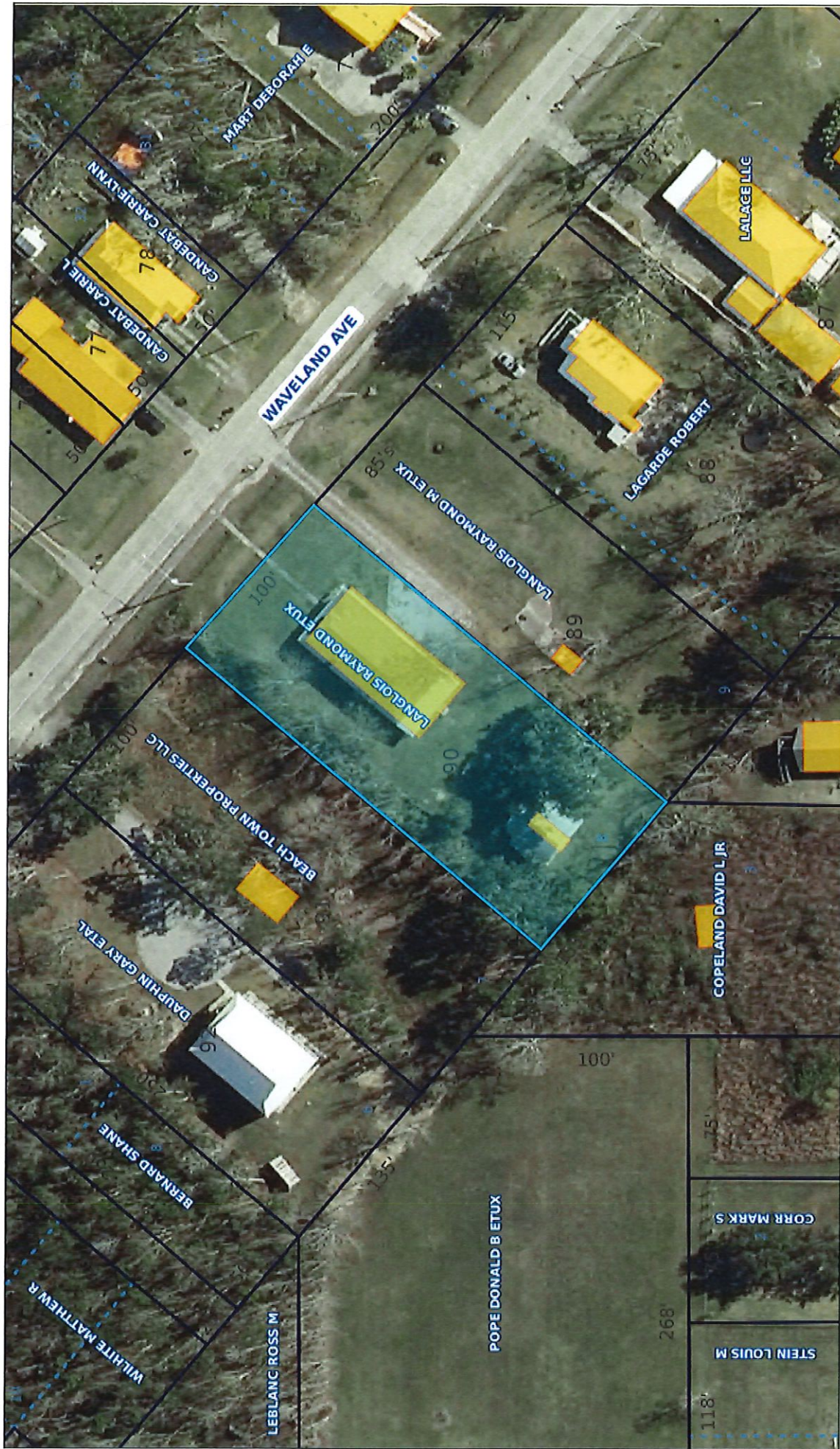
Parcel Number: 162K-0-10-090.000
Owner Name: LANGLOIS RAYMOND ETUX
Owner Address: 10137 SUZANNE DR
Owner City, State ZIP: NEW ORLEANS, LA 70123
Physical Address: 419 WAVELAND AVE
Improvement Type: RES
Year Built: 1910
Base Area: 2168
Adjusted Area: 2230
Actual Total Value: 116454
Taxable Total Value: 0
Estimated Tax: 2197.65
Homestead Exemption: No
Deed Book: 2021
Deed Page: 11205
Legal Description 1: 8 FINKS S/D
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 24746.54

Geoportal Map



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Geoportal Map



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11

Parcel Number: 162K-0-10-090.000
Owner Name: LANGLOIS RAYMOND ETUX
✓ Owner Address: 10137 SUZANNE DR
Owner City, State ZIP: NEW ORLEANS, LA 70123
✓ Physical Address: 419 WAVELAND AVE

Parcel Number: 162K-0-10-091.000
Owner Name: BEACH TOWN PROPERTIES LLC
✓ Owner Address: 304 FELL ST
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 423 WAVELAND AVE

Parcel Number: 162K-0-10-110.000
Owner Name: COPELAND DAVID L JR
✓ Owner Address: 5605 RICKEY ST
Owner City, State ZIP: METAIRIE, LA 70003
✓ Physical Address: 118 NORTH ST

Parcel Number: 162K-0-10-088.000
Owner Name: LAGARDE ROBERT
✓ Owner Address: 1316 PINECREST AVE
Owner City, State ZIP: GULFPORT, MS 39507
✓ Physical Address: 411 WAVELAND AVE

Parcel Number: 162K-0-10-077.000
Owner Name: CANDEBAT CARRIE L
✓ Owner Address: 445 PINE CONE LANE
Owner City, State ZIP: SLIDELL, LA 70458
✓ Physical Address: 414 WAVELAND AVE

Parcel Number: 162K-0-10-076.000
Owner Name: ABBRECHT MARTHA R
✓ Owner Address: 416 WAVELAND AVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 416 WAVELAND AVE

NOTICED IS HEREBY GIVEN THAT THE WAVELAND PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING: THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

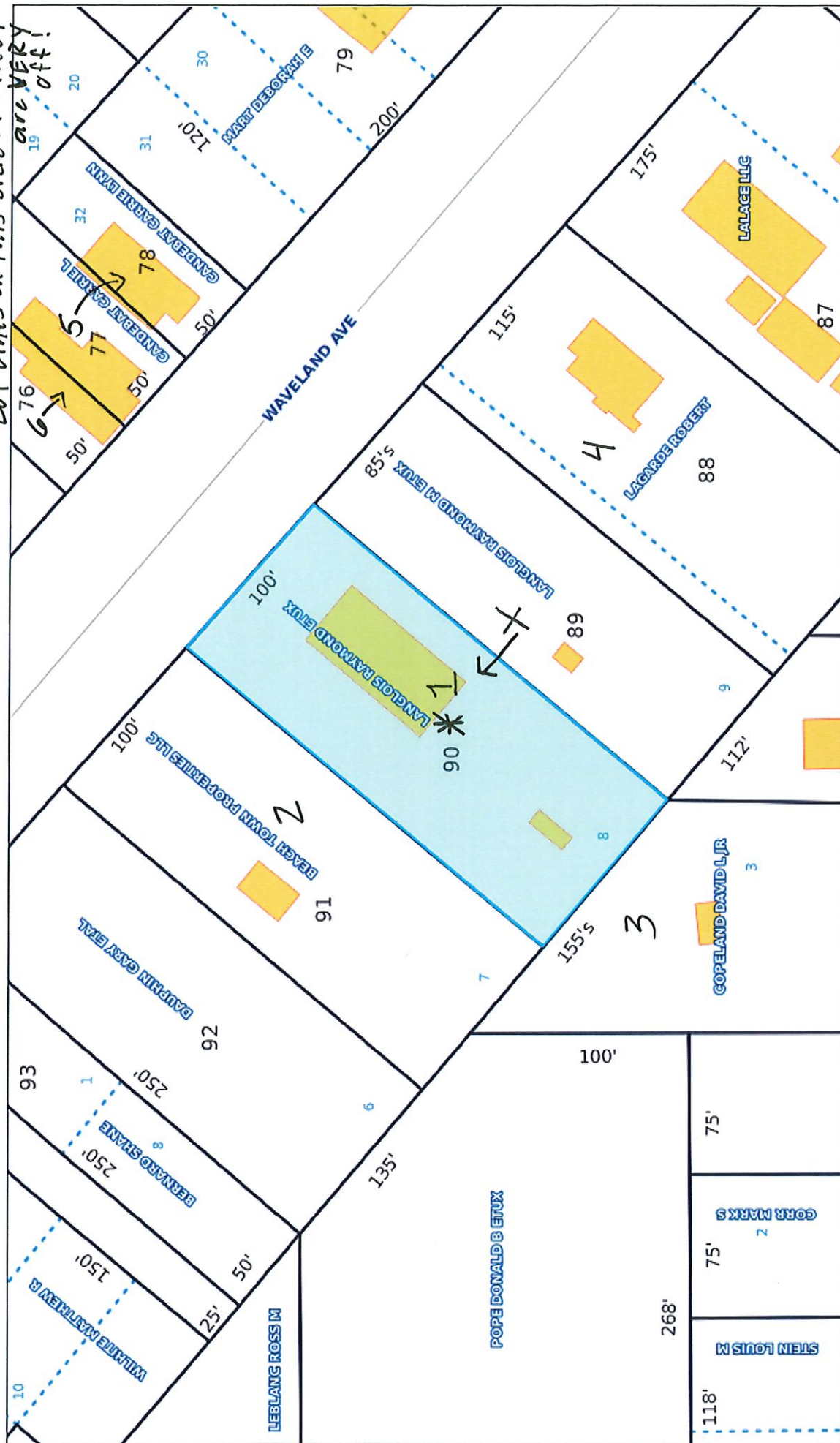
Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Raymond Langlois, owner of the property commonly known as 419 Waveland Ave, parcel #162K-0-10-090.000, has made an application for variances in order to place an accessory storage shed closer to his property lines. His request is for a 5' variance from the required 10' on the side property line and 10' variance from the required 15' rear property line as stated in Ord. #349 for accessory structures more than 12' away from the primary structure. This is to place the shed far away from a protected live oak tree.

YOU ARE RECEIVING THIS NOTICE EITHER BECAUSE YOU ARE AN ADJACENT PROPERTY OWNER OR LOCATED DIRECTLY ACROSS THE STREET.
IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.
ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

Lot lines on this side of Street are ¹⁹very off!



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Item #6

Eugene “Buddy” Ferry Jr.

107, 111, & 115 St. Joseph St.

Variance for Lot Split

Proposing 3 new Lots

1 Will become Applicant’s Primary Residence

**Proposed Parcel 1: 70’ Variance from Required 100’
Street Frontage (30’ wide Street Frontage)**

**Proposed Parcel 2: 70’ Variance from Required 100’
Street Frontage (30’ wide Street Frontage)**

**Proposed Parcel 3: 30’ Variance from Required 100’
Street Frontage (70’ wide Street Frontage)**

****All New Parcels will have more than 12,000 square
feet in area which does not require any variances****



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: Eugene J. Ferry Jr. Date of Application: 06/20/2023
Phone#: 281-435-4853 E-mail (optional): mbferry1990@outlook.com
Property Physical Address(s) or Parcel #(s): 107-111-115 St Joseph Street
Current Zoning of Property: Coleman Limited
Proposed Variance: Request three (3) street frontage variances to allow efficient and reasonable access to large 1 acre lot on St Joseph Street. Petition consists of two 70 ft variances for driveways and one 30 ft variance for home access.
Applicant Signature: Eugene J. Ferry Jr Date: 06/20/2023

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

- 906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:

- A. A written application for a variance is submitted demonstrating:
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.

2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.

B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.

C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. The special circumstances are not the result of the actions of the applicant.
6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
9. Notice of public hearing shall be given as in section 906.1.B.

The Fee for a Variance Application is \$75.00 and is non-refundable regardless of approval or denial.

Applicant Signature: Eugene J. Ferry Jr.

Date: 06/20/2023

Zoning Official Sign-Off: Jeanne M. Willie

Date: 6/20/23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

Variance Request

Letter of Intent

I respectfully request three (3) street frontage variances for my lot on the 100 block of St Joseph Street. Each of the variances would provide efficient and reasonable access to an individual homesite for the following addresses: 107 St Joseph Street, 111 St Joseph Street, and 115 St Joseph Street.

107 St Joseph Street – 70 ft variance to provide access to my full-time and primary residence for a homesite that would be in excess of .3 acres or 13,400sqft.

111 St Joseph Street – 70 ft variance to provide access to a large footprint homesite in excess of .36 acres or 16,000sqft.

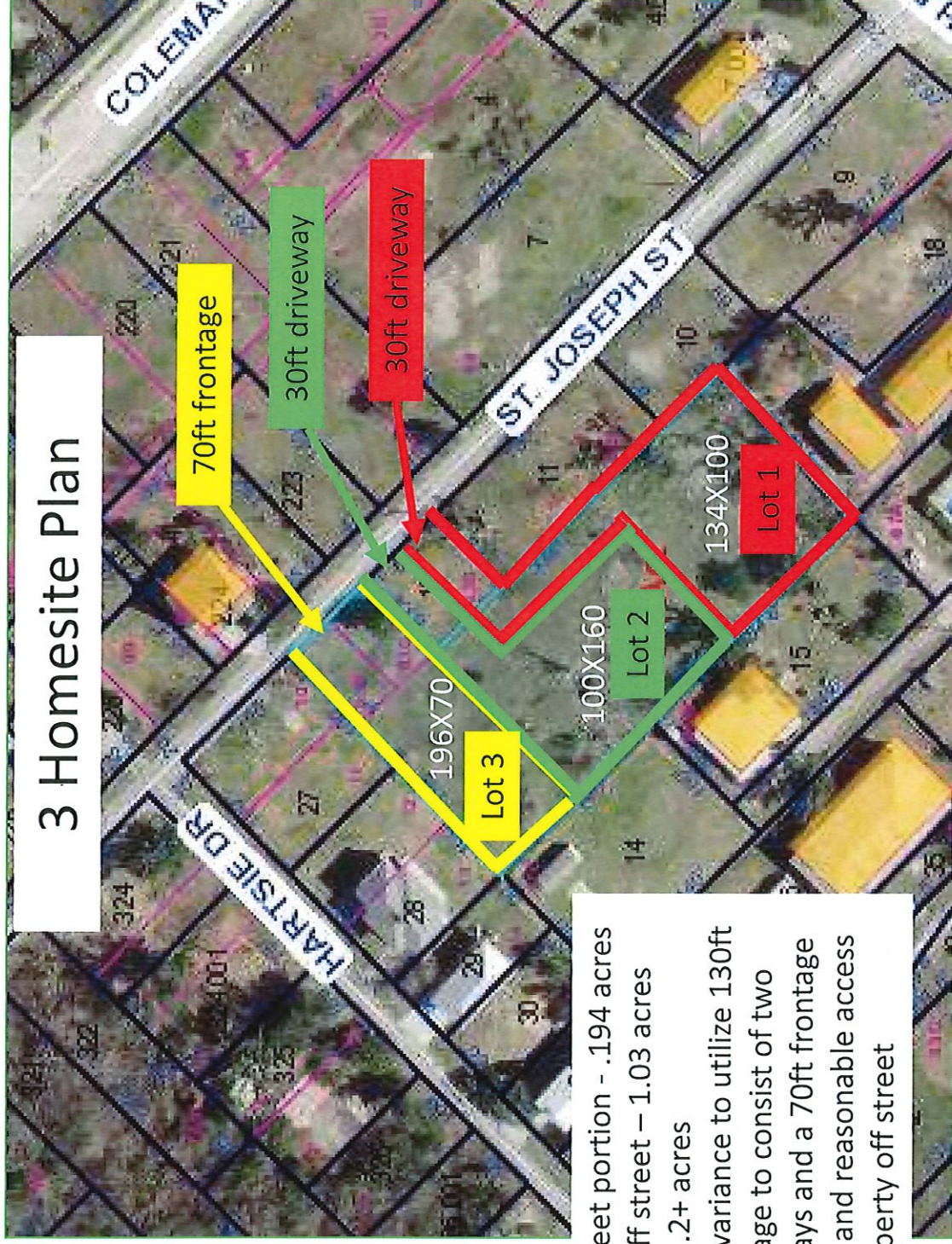
115 St Joseph Street – 30 ft variance to provide access to a large footprint homesite in excess of .31 acres or 13,720sqft.

Because of the unusual size and shape of the property, with over an acre encompassing an off-street rectangle and small street frontage of 130 ft, the three (3) homesite plan is the best solution in keeping with the normal use of the neighborhood and the resultant homesites would be beneficial for maintaining property values due to their large footprints.

Sincerely

Eugene J. Ferry Jr.

3 Homesite Plan



65 X 130 street portion - .194 acres
 134 X 334 off street - 1.03 acres
 Combined 1.2+ acres
 Requesting variance to utilize 130ft
 street frontage to consist of two
 30ft driveways and a 70ft frontage
 for efficient and reasonable access
 to large property off street

3 Homesite Plan

Lot 3

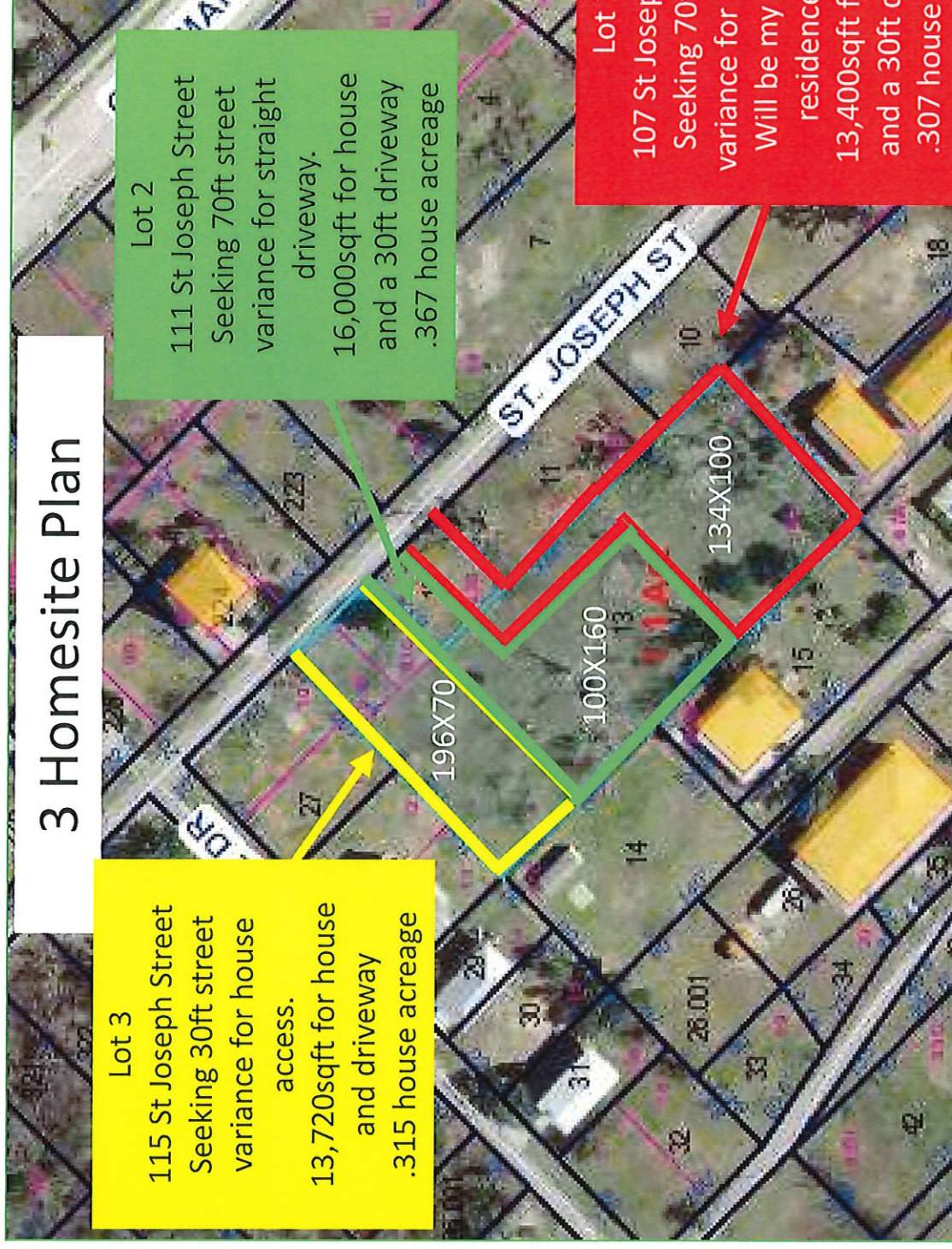
115 St Joseph Street
Seeking 30ft street
variance for house
access.
13,720sqft for house
and driveway
.315 house acreage

Lot 2

111 St Joseph Street
Seeking 70ft street
variance for straight
driveway.
16,000sqft for house
and a 30ft driveway
.367 house acreage

Lot 1

107 St Joseph Street
Seeking 70ft street
variance for driveway.
Will be my primary
residence with
13,400sqft for house
and a 30ft driveway
.307 house acreage



161M-0-11-013.000

Parcel Number: 161M-0-11-013.000
Owner Name: FERRY EUGENE JR ETAL
Owner Address: 103 CARDINAL LN
Owner City, State ZIP: ANAHUAC, TX 77514
Physical Address: 0
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 48250
Taxable Total Value: 0
Estimated Tax: 910.61
Homestead Exemption: No
Deed Book: 2022
Deed Page: 2224
Legal Description 1: PT 65 & 63C & D 2ND WARD
Legal Description 2: WAVELAND
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 49046.89

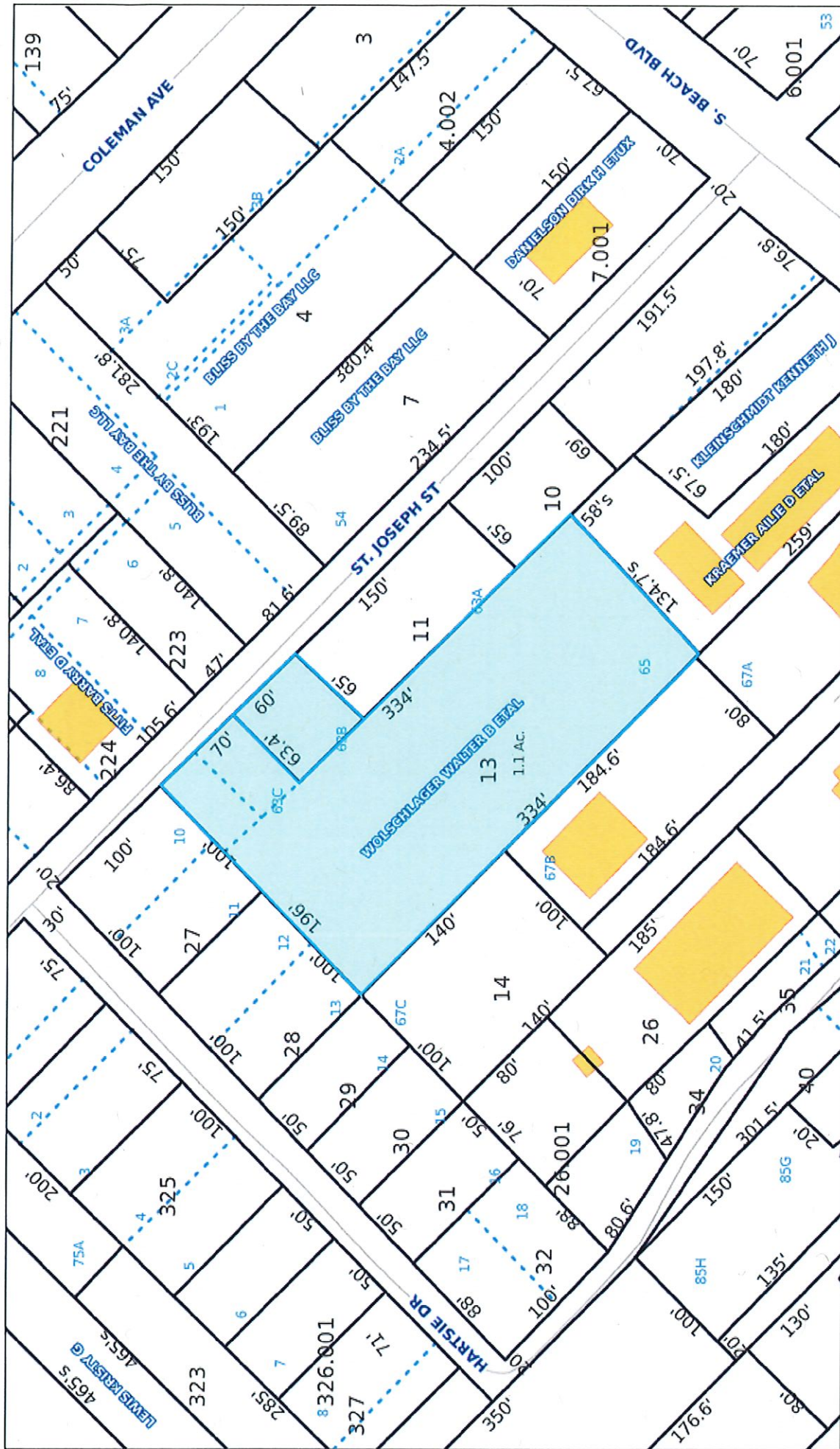
Mailing Address
4500 Alexander Dr.
Metairie, LA 70003

161M-0-02-012.000

Parcel Number: 161M-0-02-012.000
Owner Name: ~~O'SULLIVAN CHERYL Z ETAL~~
Owner Address: ~~4324 WICHITA ST~~
Owner City, State ZIP: ~~METAIRIE, LA 70001~~
Physical Address: 0
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 12240
Taxable Total Value: 0
Estimated Tax: 230.99
Homestead Exemption: No
Deed Book: 2013
Deed Page: 12198
Legal Description 1: 2ND WARD PT 63 B WAVELAND
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 4023.43

*Recently Purchased
by Applicant*

Geoportal Map



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14

Parcel Number: 161M-0-11-013.000
Owner Name: FERRY EUGENE JR ETAL
✓ Owner Address: 4500 ALEXANDER DR
Owner City, State ZIP: METAIRIE, LA 70003
Physical Address: 0

Parcel Number: 161M-0-02-011.000
Owner Name: THIBODEAUX DALE A
✓ Owner Address: 107 NOTTINGHAM TR
Owner City, State ZIP: HOUMA, LA 70360
✓ Physical Address: 105 ST JOSEPH ST

Parcel Number: 161M-0-11-010.000
Owner Name: WOLSCHLAGER WALTER B ETAL
✓ Owner Address: 1939 RAINBOW BEND BLVD
Owner City, State ZIP: ELKHART, IN 46514
✓ Physical Address: 103 ST JOSEPH ST

Parcel Number: 161M-0-11-017.000
Owner Name: KRAEMER AILIE D ETAL
✓ Owner Address: 116 S BEACH BLVD
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 116 S BEACH BLVD

Parcel Number: 161M-0-11-015.000
Owner Name: MILLEN DAVID E ETAL
✓ Owner Address: 83 LONGWOOD DR
Owner City, State ZIP: MANDEVILLE, LA 70471
✓ Physical Address: 122 S BEACH BLVD

Parcel Number: 161M-0-11-014.000
Owner Name: COCKERHAM THOMAS
✓ Owner Address: 38150 W LAKEVIEW DR
Owner City, State ZIP: PRAIRIEVILLE, LA 70769
Physical Address: 0

Parcel Number: 161M-0-02-028.000
Owner Name: SPRINKLE GORDON G
✓ Owner Address: 138 HARTSIE DRIVE
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 138 HARTSIE DR

Parcel Number: 161M-0-11-027.000
Owner Name: KOLBENSCHLAG KEITH HERMAN
ETUX
✓ Owner Address: 125 ST JOSEPH STREET
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 125 ST JOSEPH ST

Parcel Number: 161E-0-02-224.000
Owner Name: FITTS BARRY D ETAL
✓ Owner Address: 116 ST JOSEPH ST
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 116 ST JOSEPH ST

Parcel Number: 161E-0-02-223.000
Owner Name: FRIENDSHIP OAKS OWNERS ASS
INC
✓ Owner Address: P O BOX 31
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 0

Parcel Number: 161E-0-02-221.000
Owner Name: BLISS BY THE BAY LLC
✓ Owner Address: 7211 REGENT ST STE G
Owner City, State ZIP: NEW ORLEANS, LA 70124
Physical Address: 0

NOTICED IS HEREBY GIVEN THAT THE WAVELAND PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING: THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

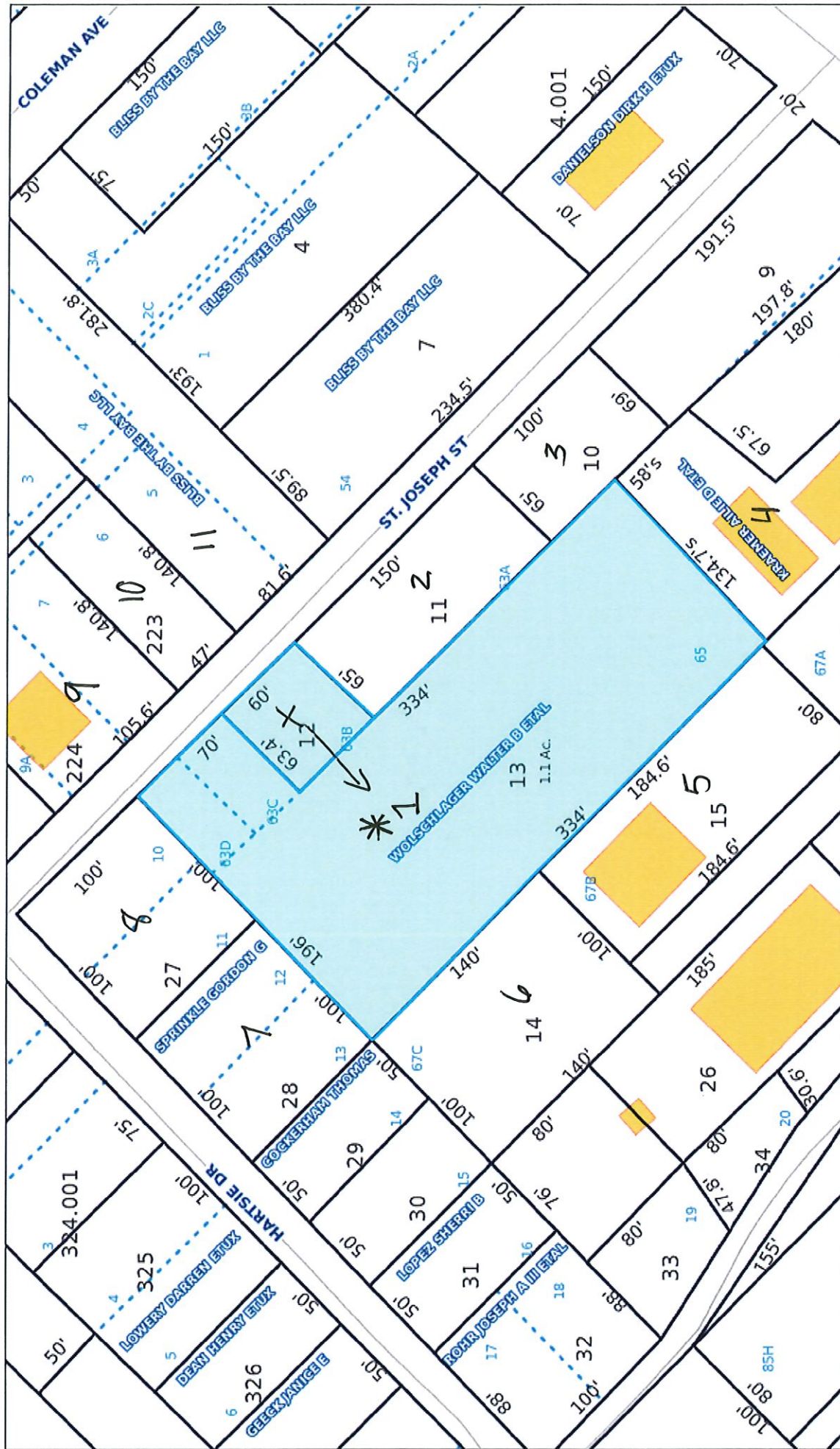
Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Eugene Ferry Jr., owner of the property commonly known as 115 St. Joseph St., parcel #161M-0-11-013.000, has made an application for variance in order to split his lot into 3 new parcels. Proposed parcels 1 & 2 will need a 70' street frontage variance and proposed parcel 3 will need a 30' street frontage variance from the required 100' street frontage as stated in Zoning Ord. #349. No variances need for square footage requirement on the proposed new parcels.

YOU ARE RECEIVING THIS NOTICE EITHER BECAUSE YOU ARE AN ADJACENT PROPERTY OWNER OR LOCATED DIRECTLY ACROSS THE STREET.
IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.
ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

Geoportal Map



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Item #7

Suzette Surbeck

226 Sandy St.

Use of an RV during New Construction

New Construction Permit has been issued

RV Permit good for 180 Days

Not allowed for Renewal



Application for Temporary Conditional Use
of an RV during New Construction

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: SUZETTE SURBECK Date of Application: 6-21-23
Driver's License #: 003645143 State: LA
MAILING Address: 226 SANDY ST.
City: WAVELAND State: MS Zip: 39576
Phone#: 504-723-5354 E-mail (optional): SSURBECK@BELLSOUTH.NET
Physical Address or Parcel # for RV use: 226 SANDY ST.
Current Zoning: R-1 Flood Zone: AE 19 Foundation Inspection: _____
Permit #: 2300195 Date Permit was Issued: 4-10-23
RV Registration #: 4KAG1033 RV Insurance #: 951863936

309.5 A Temporary Conditional Use for a Recreational Vehicle may be applied for only in connection with the erection of a permanent residential dwelling when the following listed conditions have been met. Said conditional use may be permitted by the Board and Mayor of Aldermen, upon review and recommendation by the Planning and Zoning Commission with the procedures and under the conditions set forth in Article IX.

- A. Without a permit, it shall be unlawful for any person, firm, or corporation to dwell in a Recreational Vehicle as contemplated by Section 409.5 within the City of Waveland. The violation of any of the provisions of Section 409.5 shall be deemed a misdemeanor, with each day of the violation being considered a separate offense. A fine of up to one hundred dollars for each day may apply for each violation.
- B. Approval of the Temporary Conditional Use permit shall be for a period of time not to exceed 180 days. Before the expiration of the initial 180 day period, the applicant may make application to the Planning and Zoning Commission, for approval by the Mayor and Board of Aldermen, requesting an additional 180 days.
- C. Upon completion of the structure, use of the Recreational Vehicle must be in compliance with the regulations of the Zoning Ordinance and other applicable local, State, and Federal regulations.
- D. Only one Recreational Vehicle, serial number to be provided, is allowed on the location for which a building permit is issued. Said Recreational Vehicle may not be rented and may only be occupied by the owner(s) of the property.
- E. The applicant must provide sufficient evidence of the following conditions, in addition to the provisions listed in Section 906.3, with the submission of the Temporary Conditional Use application:

1. Issuance of a valid and current building permit for a residential structure;
2. Verification of a completed and inspected foundation on the property;
3. Submittal of an Evacuation Plan for the Recreational Vehicle in the instance that a named storm enters the Gulf of Mexico and/or a voluntary or mandatory evacuation is ordered for the area;
4. A copy of the title and proof of insurance on the Recreational Vehicle;
5. Proof that the Recreational Vehicle is able to be transported over the streets and highways and has the appropriate state and local licenses;
6. Proof of quick disconnect to City utilities;
7. There must not be any structural additions to the Recreational Vehicle;
8. Recreational Vehicles and the subject properties must be in compliance with and are restricted by the requirements and standards of the Flood Damage Prevention Ordinance.

F. The above stipulations and conditions are not intended to be all inclusive, and each application may have additional stipulations and conditions as the health, safety, and welfare of the City require.

G. At any time the Planning or Zoning Officer or Building Official deems that the conditions and stipulations attached to the Temporary Conditional Use permit are not met, the Temporary Conditional Use permit will be deemed withdrawn without further action and appropriate enforcement measures will be taken.

H. A final permit fee for the placement of a temporary construction recreational vehicle of One Hundred dollars (\$100.00) is required.

Applicant Signature: Suzette L. Surbeck

Date: 6-21-23

Zoning Official Sign-Off: Jeanne M. Willie

Date: 6-30-23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

June 22, 2023

Letter of Intent

We are requesting this variance in order to park our RV under our new house at 226 Sandy Street in Waveland. We are temporarily living in an RV park near Baton Rouge. My husband has a temporary job in Baton Rouge. We would like to live on site in order to assist with some of the finish work. The RV will have quick connects for electricity and sewerage.

We would like to name our contractor, Barry Coco as our representative. He has agreed to represent us.

Thanks in advance for your help.

Suzette L. Surbeck
Suzette L. Surbeck

Attached is a plan showing the proposed location of the RV.

Don't Drink and Drive
Louisiana
Don't Litter Louisiana

PERSONAL DRIVER'S LICENSE
NOT FOR FEDERAL IDENTIFICATION

LICENSE/ID NO	CLASS	EXPIRATION DATE
003645163	E	05-08-2024

DOB 05-08-1954
SURBECK
SUZETTE L
6341 CALDWELL DRIVE
NEW ORLEANS, LA 70122-0000

ENDORSEMENTS: NONE
RESTRICTIONS: NONE

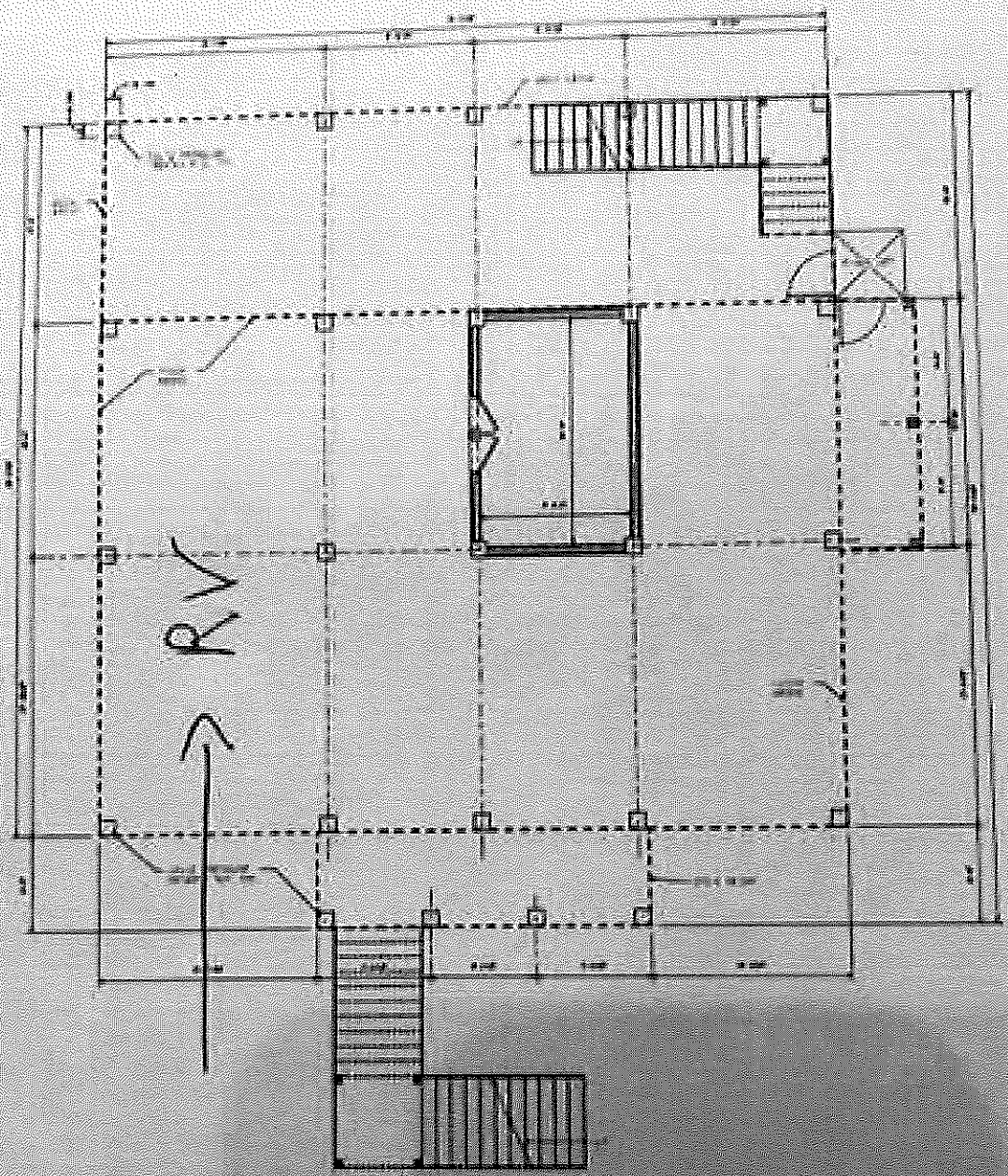
SEX	HGT	WGT	EYES	AUDIT OFFICE
F	5' 08"	180	BRO	8773 108

Suzette L. Surbeck

PARISH 36



BE RESPONSIBLE FOR THE PLANS, IF THERE IS AN ERROR OR OMISSION, YOU ARE THE ONE RESPONSIBLE FOR THE DESIGN.



1 GROUND LEVEL
1/8" = 1'-0"

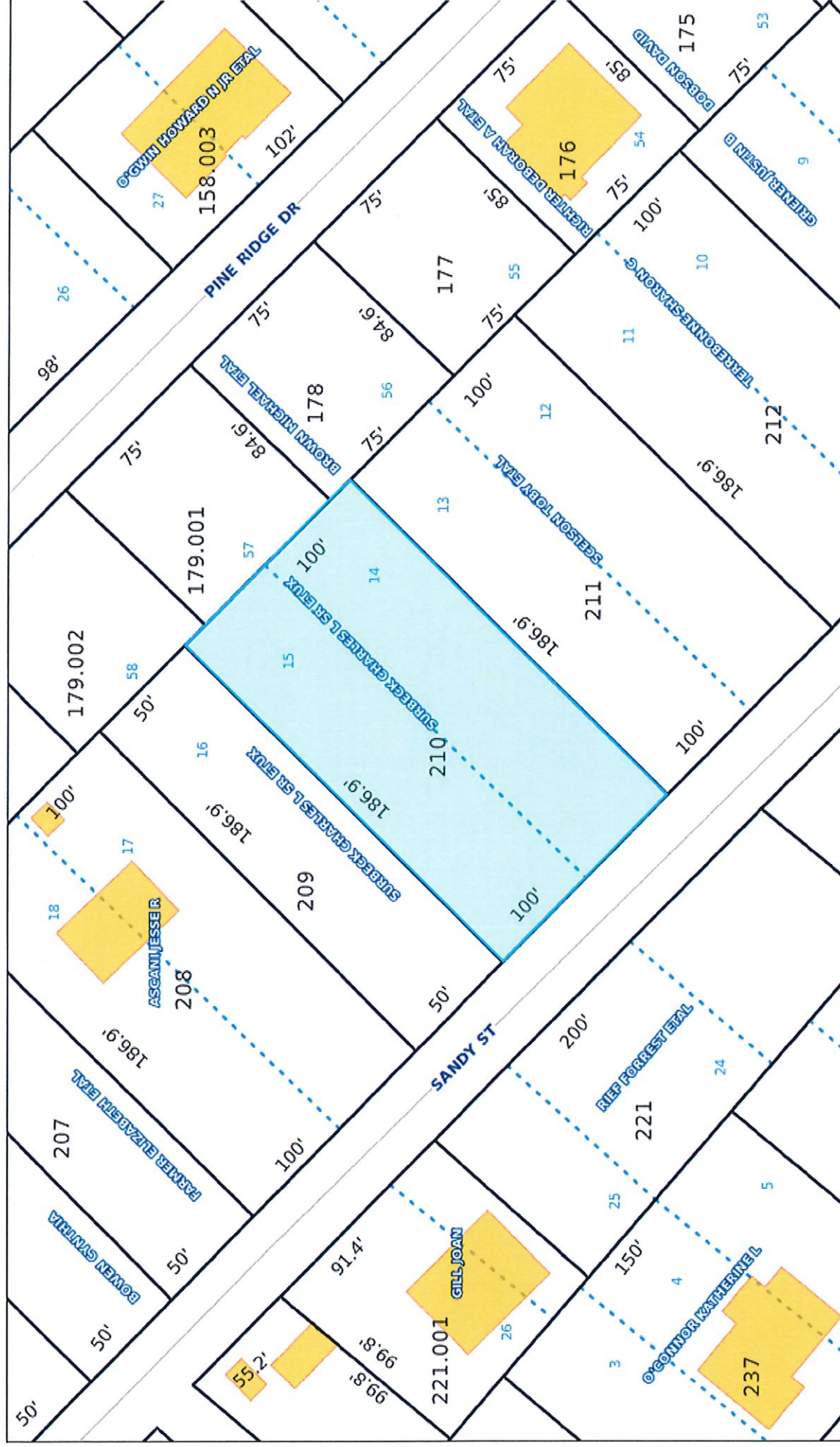
DIAMOND DESIGN

CLINCK RESIDENCE

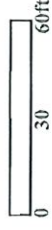
162J-0-10-210.000

Parcel Number: 162J-0-10-210.000
Owner Name: SURBECK CHARLES L SR ETUX
Owner Address: 6341 CALDWELL DR
Owner City, State ZIP: NEW ORLEANS, LA 70122
Physical Address: 226 SANDY ST
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 12500
Taxable Total Value: 0
Estimated Tax: 235.89
Homestead Exemption: No
Deed Book: 2007
Deed Page: 5964
Legal Description 1: 14 & 15 BLK 1 HICKEY SUBD
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 19154.59

Geoportal Map



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Parcel Number: 162J-0-10-210.000
Owner Name: SURBECK CHARLES L SR ETUX
✓ Owner Address: 6341 CALDWELL DR
Owner City, State ZIP: NEW ORLEANS, LA 70122
✓ Physical Address: 226 SANDY ST

Parcel Number: 162J-0-10-211.000
Owner Name: SCELSON TOBY ETAL
✓ Owner Address: 79393 PIG MORGAN RD
Owner City, State ZIP: FOLSOM, LA 70437
✓ Physical Address: 222 SANDY ST

Parcel Number: 162J-0-10-212.000
Owner Name: TERREBONNE SHARON C
✓ Owner Address: 528 NURSERY AVENUE
Owner City, State ZIP: METAIRIE, LA 70005
Physical Address: 0

Parcel Number: 162J-0-10-213.002
Owner Name: GRIENER JUSTIN B
✓ Owner Address: 9601 IVY LANE
Owner City, State ZIP: RIVER RIDGE, LA 70123
Physical Address: 0

Parcel Number: 162J-0-10-213.000
Owner Name: DOBSON DAVID W
✓ Owner Address: 210 SANDY ST
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 210 SANDY ST

Parcel Number: 162J-0-10-158.001
Owner Name: JAUNET KATHERINE
CHAMBERLINE
✓ Owner Address: 4317 BARONNE ST
Owner City, State ZIP: NEW ORLEANS, LA 70115
✓ Physical Address: 212 PINE RIDGE DR

Parcel Number: 162J-0-10-176.000
Owner Name: RICHTER DEBORAH A ETAL
✓ Owner Address: 217 PINE RIDGE DR
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 217 PINE RIDGE DR

Parcel Number: 162J-0-10-158.004
Owner Name: KOENIG EDWIN P
✓ Owner Address: 8119 RIDGEWOOD DR
Owner City, State ZIP: KILN, MS 39556
✓ Physical Address: 214 PINE RIDGE DR

Parcel Number: 162J-0-10-177.000
Owner Name: BEACH & BAY PROPERTIES LLC
✓ Owner Address: 426 SAW GRASS LOOP
Owner City, State ZIP: COVINGTON, LA 70435
✓ Physical Address: 219 PINE RIDGE DR

Parcel Number: 162J-0-10-158.003
Owner Name: O'GWIN HOWARD N JR ETAL
✓ Owner Address: 216 PINE RIDGE DR
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 216 PINE RIDGE DR

Parcel Number: 162J-0-10-178.000
Owner Name: BROWN MICHAEL ETAL
✓ Owner Address: 48 SOUTH POINT
Owner City, State ZIP: HATTIESBURG, MS 39402
Physical Address: 0

Parcel Number: 162J-0-10-179.001
Owner Name: KULIKOWSKI STEPHEN P ETUX
✓ Owner Address: 9063 RD 232
Owner City, State ZIP: PICAYUNE, MS 39466
✓ Physical Address: 223 PINE RIDGE DR

Parcel Number: 162J-0-10-157.000
Owner Name: WOMELDURF STEVEN ETAL
✓ Owner Address: 802 REGENCY ST
Owner City, State ZIP: MONROE, LA 71201-2661
✓ Physical Address: 220 PINE RIDGE DR

Parcel Number: 162J-0-10-179.000
Owner Name: THE KENTUCKY TRUST
✓ Owner Address: 238 MORGAN STREET
Owner City, State ZIP: NEW ORLEANS, LA 70114
✓ Physical Address: 225 PINE RIDGE DR

Parcel Number: 162J-0-10-156.000
Owner Name: MCIVER SHARON L
✓ Owner Address: 219 TENTH ST
Owner City, State ZIP: BAY ST LOUIS, MS 39520
✓ Physical Address: 222 PINE RIDGE DR

Parcel Number: 162J-0-10-180.000
Owner Name: SIMPSON RONALD ETAL
TRUSTEES
✓ Owner Address: 2612 SOUTH CARROLTON AVE
Owner City, State ZIP: NEW ORLEANS, LA 70118
Physical Address: 0

Parcel Number: 162J-0-10-155.000
Owner Name: EAGAN Q PROPERTIES LLC
✓ Owner Address: 3636 N CAUSE WAY BLVD STE
301
Owner City, State ZIP: METAIRIE, LA 70002
✓ Physical Address: 228 PINE RIDGE DR

Parcel Number: 162J-0-10-181.000
Owner Name: WILLEY JOAN B
✓ Owner Address: 22769 RESPITE LANE
Owner City, State ZIP: FOLEY, AL 36535
✓ Physical Address: 227 PINE RIDGE DR

Parcel Number: 162J-0-10-205.000
Owner Name: BOWEN DOUGLAS E ETAL
✓ Owner Address: 302 SANDY ST
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 302 SANDY ST

Parcel Number: 162J-0-10-223.000
Owner Name: READ JEREMIAH A ETUX
✓ Owner Address: 5276 BIRDSONG RD
Owner City, State ZIP: BIRMINGHAM, AL 35242
Physical Address: 0

Parcel Number: 162J-0-10-207.000
Owner Name: FARMER ELIZABETH ETAL
✓ Owner Address: 236 SANDY ST
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 236 SANDY ST

Parcel Number: 162J-0-10-208.000
Owner Name: ASCANI JESSE R
✓ Owner Address: 234 SANDY ST
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 234 SANDY ST

Parcel Number: 162J-0-10-221.001
Owner Name: GILL JOAN
✓ Owner Address: 229 SANDY ST
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 229 SANDY ST

Parcel Number: 162J-0-10-221.000
Owner Name: RIEF FORREST ETAL
✓ Owner Address: P O BOX 891
Owner City, State ZIP: DAVENPORT, WA 99122
✓ Physical Address: 223 SANDY ST

Parcel Number: 162J-0-10-220.000
Owner Name: KNIEPER PHILIP J ETAL
✓ Owner Address: 536 ASHLAWN DRIVE
Owner City, State ZIP: HARAHAAN, LA 701233822
✓ Physical Address: 217 SANDY ST

Parcel Number: 162J-0-10-241.000
Owner Name: ROSENTHAL PATRICIA J
✓ Owner Address: 130 ATHANIA PARKWAY
Owner City, State ZIP: METAIRIE, LA 70001
✓ Physical Address: 210 SURF ST

Parcel Number: 162J-0-10-239.000
Owner Name: MAUBERRET MICHAEL E ETAL
✓ Owner Address: 218 SURF ST
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 218 SURF ST

Parcel Number: 162J-0-10-253.000
Owner Name: BOUDREAUX ARNOLD J JR ETAL
✓ Owner Address: 206 SANDY ST
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 219 SURF ST

Parcel Number: 162J-0-10-255.000

Owner Name: RUSHING KATHERINE S ETAL

✓ Owner Address: 225 SURF ST

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 225 SURF ST

Parcel Number: 162J-0-10-237.000

Owner Name: O'CONNOR KATHERINE L

✓ Owner Address: 226 SURF ST

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 226 SURF ST

Parcel Number: 162J-0-10-125.000

Owner Name: ADNREWS KENNETH B

✓ Owner Address: 4545 OLD MARKSVILLE HWY

Owner City, State ZIP: PINEVILLE, LA 71360

✓ Physical Address: 213 FARRAR LN

Parcel Number: 162J-0-10-127.000

Owner Name: LADNER BRETT A

✓ Owner Address: 1203 SAINT JOSEPH ST

Owner City, State ZIP: WAVELAND, MS 39576

✓ Physical Address: 223 FARRAR LN

Parcel Number: 162J-0-10-128.000

Owner Name: JAAR LUIS ETAL

✓ Owner Address: 2668 FORDS CREEK ROAD

Owner City, State ZIP: POPLARVILLE, MS 39470

✓ Physical Address: 227 FARRAR LN

Parcel Number: 162J-0-10-129.000

Owner Name: BACOT SHANNON DOUGHTY

✓ Owner Address: 43 PARK CIRCLE

Owner City, State ZIP: WEST POINT, MS 39773

✓ Physical Address: 233 FARRAR LN

Parcel Number: 162J-0-10-130.001

Owner Name: SPEARES BARBARA ELLEN

✓ Owner Address: 3420 DORCHESTER DR

Owner City, State ZIP: BEDFORD, TX 76021

Physical Address: 0

NOTICED IS HEREBY GIVEN THAT THE WAVELAND PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **MONDAY, JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING:

THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Suzette Surbeck, owner of the property commonly known as 226 Sandy St., parcel #162J-0-10-210.000, has made an application for the temporary use of an RV during new construction of her primary residence. The RV permit will allow occupancy for 180 days.

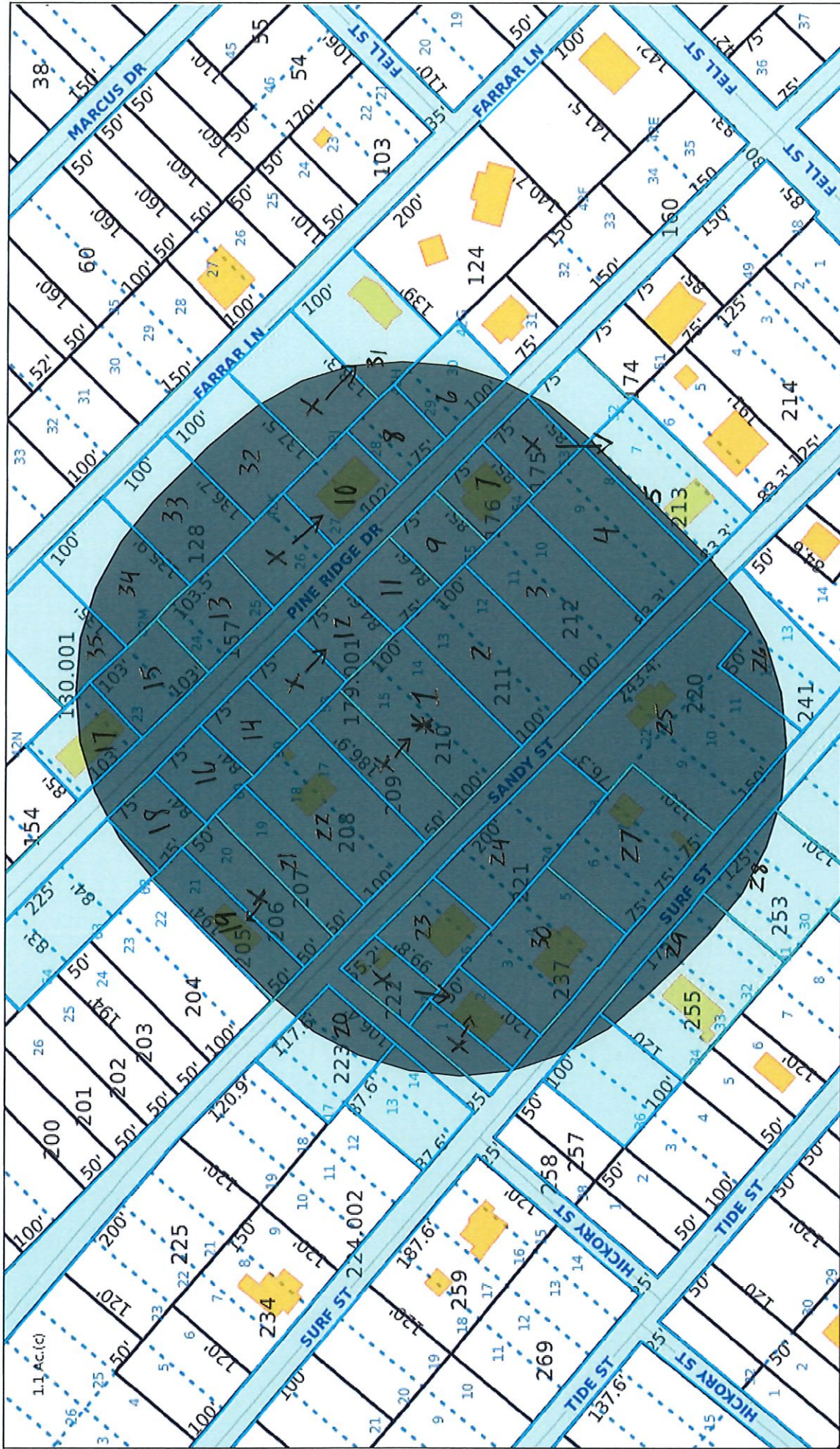
YOU ARE RECEIVING THIS NOTICE BECAUSE YOU HAVE A PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY APPLICANT.

IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

Item #8

Tom & Joal Stone

115 Mollere Dr.

Setback Variance for Accessory Structure

**Accessory Structure will be less than 12' from the
Primary Structure**

**This requires Side-Yard setback of 15' & Rear-Yard
Setback of 25'**

**Request: 10' Variance from the Rear-Yard Setback
Requirement (to be 15' from Rear Property Line)**

****Owns property next door;**

Side Setback is not an issue**



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: Tom + Joal Stone Date of Application: 22 June 23
Phone#: 281.450.9642 E-mail (optional): TSTONE210@ATT.NET
Property Physical Address or Parcel #: 115 MOLLENE DR.
Current Zoning District: R-2 Flood Zone: AE
Mailing Address (if different): _____
Proposed Variance: FROM 12' TO 5' BETWEEN BUILDINGS
15' from Rear Prop. Line (10' Rear Variance)

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission


The Planning and Zoning Commission shall have the following powers and duties:

906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:

- A. A written application for a variance is submitted demonstrating:
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.

2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
 3. That special conditions and circumstances do not result from the actions of the applicant.
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.
- B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.
- C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
 2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
 3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
 4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
 5. The special circumstances are not the result of the actions of the applicant.
 6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
 7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
 8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
 9. Notice of public hearing shall be given as in section 906.1.B.

The Fee for a Variance Application is \$75.00 and is non-refundable regardless of approval or denial.

Applicant Signature: 

Date: 6/22/23

Zoning Official Sign-Off: 

Date: 6/22/23

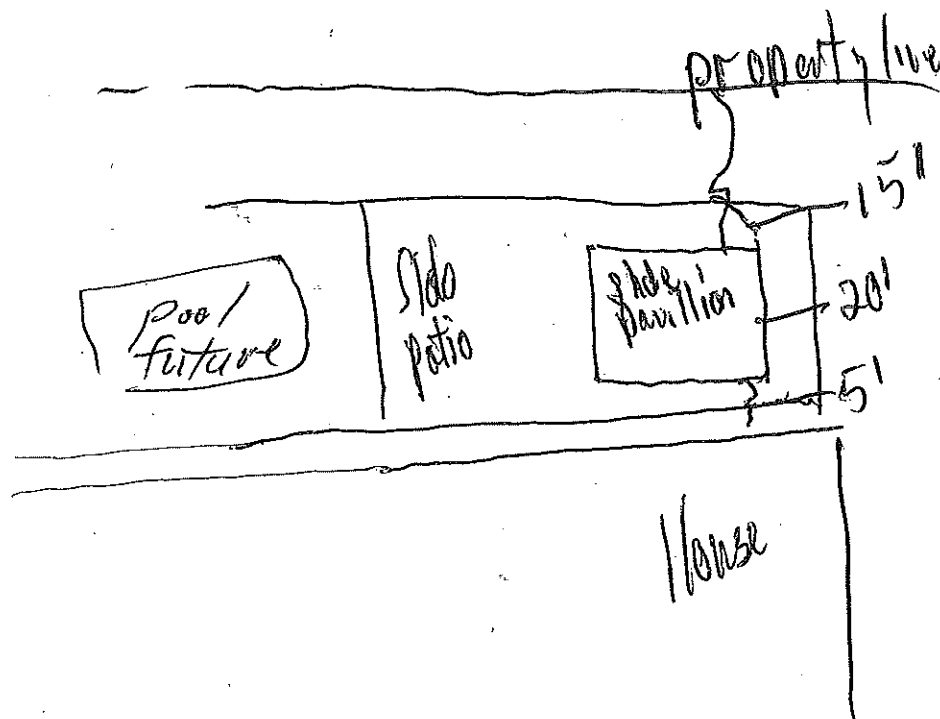
If you have any questions regarding submitting your application please contact: ~

Jeanne ~~Conrad~~ 
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

We propose to build a 20ft x 20ft shade pavillion behind our house. This will be 15ft from the back property line but only 5ft from the house. We ask to be granted a Variance to allow the twelve minimum between house and structure be lowered to 5ft.

This Will be used as shaded gathering area for a proposed future pool.

Think solid top Pergola



Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

161F-0-02-042.000

Parcel Number: 161F-0-02-042.000
Owner Name: STONE THOMAS H ETAL
Owner Address: 115 MOLLERE DR
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 115 MOLLERE DR
Improvement Type: RES
Year Built: 2007
Base Area: 2602
Adjusted Area: 4057
Actual Total Value: 324633
Taxable Total Value: 0
Estimated Tax: 3784.17
Homestead Exemption: Yes
Deed Book: 2019
Deed Page: 6540
Legal Description 1: PT 23 SECOND WARD WAVELAND
Legal Description 2: 17-18 BLK 2 MOLLERE S/D
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 16439.56

Geoportal Map



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Geoportal Map



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7

Parcel Number: 161F-0-02-042.000

Owner Name: STONE THOMAS H ETAL

✓ Owner Address: 115 MOLLERE DR

Owner City, State ZIP: WAVELAND, MS 39576

✓ Physical Address: 115 MOLLERE DR

Parcel Number: 161F-0-02-043.000

Owner Name: WALDREP OSCAR P III ETAL

✓ Owner Address: 113 MOLLERE DR

Owner City, State ZIP: WAVELAND, MS 39576

✓ Physical Address: 113 MOLLERE DR

Parcel Number: 161F-0-02-035.000

Owner Name: WALDREP MARY L

✓ Owner Address: 113 MOLLERE DR

Owner City, State ZIP: WAVELAND, MS 39576

✓ Physical Address: 114 MOLLERE DR

Parcel Number: 161F-0-02-036.000

Owner Name: LUNDIN FRANCIS W ETUX

✓ Owner Address: 13080 BAYOU TERRACE DR

Owner City, State ZIP: SAINT AMANT, LA 70774

✓ Physical Address: 116 MOLLERE DR

Parcel Number: 161F-0-02-053.000

Owner Name: KELLY RABURN B M ETAL

✓ Owner Address: 1424 LOUISIANA AVENUE

Owner City, State ZIP: NEW ORLEANS, LA 70115

✓ Physical Address: 391 N BEACH BLVD

NOTICED IS HEREBY GIVEN THAT THE WAVELAND PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING: THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Tom and Joal Stone, owners of the property commonly known as 115 Mollere Dr., parcel #161F-0-02-042.000, have made an application for variances in order to place an accessory structure closer to their property lines. Their request is for a 10' variance from the required 25' rear setback from the property line as stated in Ord. #349 for accessory structures less than 12' away from the primary structure. This will make the rear setback 15' from the property line.

YOU ARE RECEIVING THIS NOTICE EITHER BECAUSE YOU ARE AN ADJACENT PROPERTY OWNER OR LOCATED DIRECTLY ACROSS THE STREET.

IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

1



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

Item #9

Gary Ponthieux & Kacey Edwards

118 Seabrook Dr.

**Setback Variance & Conditional Use for Accessory
Structure over 500 square feet**

**Accessory Structure will be 12' from the Primary
Structure**

**This requires Side-Yard setback of 10' & Rear-Yard
Setback of 15'**

**Request: a 5' Variance from the Left Side-Yard Setback
Requirement (to be 5' from Left Side Property Line), a
5' Variance from the Rear-Yard Setback Requirement
(to be 10' from Rear Property Line) & Will be 1,200
square feet in size**



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: Gary Ponthieux + Kacey Edwards Date of Application: 27 June 23
Phone#: 228 332-0511 E-mail (optional): Gponthieux@gmail.com
Property Physical Address or Parcel #: 161B-2-01-19.008 118 Seabrook DR Waveland
Current Zoning District: _____ Flood Zone: AE
Mailing Address (if different): 205 Jeff Davis Ave Waveland MS 39576
Proposed Variance: Requesting a 5ft side yard variance + a 5ft rear yard variance.

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:

- A. A written application for a variance is submitted demonstrating:
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.

2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
 3. That special conditions and circumstances do not result from the actions of the applicant.
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.
- B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.
- C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
 2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
 3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
 4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
 5. The special circumstances are not the result of the actions of the applicant.
 6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
 7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
 8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
 9. Notice of public hearing shall be given as in section 906.1.B.

The Fee for a Variance Application is \$75.00 and is non-refundable regardless of approval or denial.

Applicant Signature: _____

Date: 27 June 23

Zoning Official Sign-Off: Jeanne M. Willie

Date: 6/28/23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie

Zoning Department

(228) 466-2549

jconrad@waveland-ms.gov



CITY OF

HOSPITALITY CITY

Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Conditional Use

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: Gary PonThieux + Kacey Edwards Date of Application: 27 June 2023
Phone#: 228-332-0511 E-mail (optional): GponThieux@gmail.com
Property Physical Address(s) or Parcel #(s): 161B-2-01-19.008 118 Seabrook DR Waveland
Mailing Address (if different): 205 Jeff Davis Ave Waveland 39576
Current Zoning District: _____ Flood Zone: AE
Conditional Use Request: Go larger than 500 sqft up to 1200 sqft for detached carport/storage section

(Note: To submit a Conditional Use Application you must provide proof of current ownership or a document from the current owner granting you permission to seek a Conditional Use (specific to use) for this property.)

906.3 Conditional Uses: Subject to the provisions of Sections 901 and 902 of this Article, the Planning and Zoning Commission shall set a hearing and make a recommendation to the Board of Mayor and Aldermen to grant a conditional use for the uses enumerated as conditional uses in any district as herein qualified and may impose appropriate conditions and safeguards including a specified period of time for the use to protect property and property values in the neighborhood.

Applications for conditional use for uses authorized by this Ordinance shall be made to the Planning and Zoning Commission. A public hearing shall be held, after giving at least fifteen (15) days' notice of the hearing in an official paper specifying the time and place for said hearing. The application shall be specified by the governing authority. The Planning and Zoning Commission will investigate all aspects of the application giving particular regard to whether such use will:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the city.
5. Overtax public utilities or community facilities.
6. Be in conflict with the Comprehensive Plan.

If the findings by the Planning and Zoning Commission relative to the above subjects are that the City would benefit from the proposed use and the surrounding area would not be adversely affected, then the Commission may recommend the project for approval to the Board of Mayor and Aldermen.

B. Any proposed conditional use shall otherwise comply with all regulations set forth in this Zoning Ordinance for the district in which such use is located.

Please provide a letter providing as much detail as possible regarding the proposed Conditional Use, including but not limited to description of purpose of the conditional Use. Please review the above items regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter).

Applicant Signature: _____

Date: 27 June 23

Zoning Official Sign-Off: _____

Date: 6/28/23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

Gary Ponthieux, Jr. and Kacey Edwards
205 Jeff Davis Ave.
Waveland, MS 39576
June 27, 2023

Dear Planning and Zoning Commission:

We write to ask you to consider a side yard variance of 5 feet and a rear yard variance of 5 feet for the construction of a detached covered parking and storage structure with the construction of a primary, single family home at 118 Seabrook Drive, Waveland, MS.

Thank you for considering our application.

Sincerely,



Gary Ponthieux, Jr.



Kacey Edwards

Gary Ponthieux, Jr. and Kacey Edwards
205 Jeff Davis Ave.
Waveland, MS 39576
June 27, 2023

Dear Planning and Zoning Commission:

We write to ask you to consider a conditional use for a detached structure to be built in concert with a primary residence at 118 Seabrook Drive, Waveland, MS. The structure is 37 feet, 6 inches wide and 32 feet long totaling 1200 square feet. The parcel at 118 Seabrook Drive is 12,600 square feet. The structure exceeds the current square footage limitation by 700 square feet; however, compared to Amendment to the City of Waveland Zoning Ordinance #349 currently under consideration, the structure exceeds the limitation by 200 square feet.

An area 14 feet wide and 24 feet long (336 square feet) will be closed storage for lawn equipment, recreational, and golf cart storage. The remaining 864 square feet will be open air under roof with an area 24 feet wide and 32 feet long used for covered boat and car storage.

The structure will be built to match the primary residence under construction including hardy plank siding, metal roof, and matching doors and high impact windows, therefore, positively affecting the character of the neighborhood. The structure will include lighting and electrical outlets and water spickets that will not overtax public utilities or community facilities.

The structure is located at the back of the property and poses no traffic hazards or congestion.

Thank you for considering our application.

Sincerely,

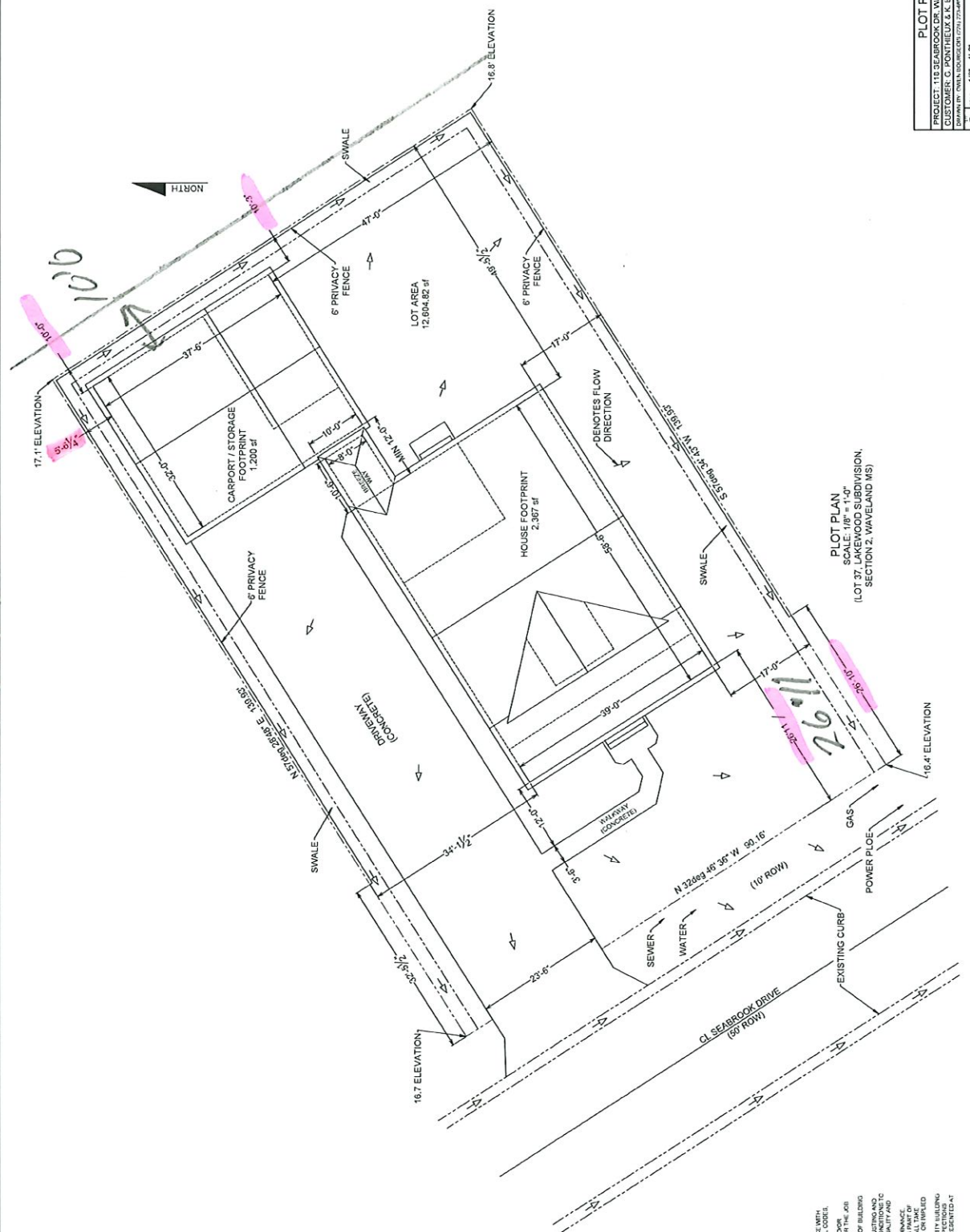


Gary Ponthieux, Jr.



Kacey Edwards

New Plot Plans



INQUEST NOTES

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND HAZARDOUS WASTE SUPERFUND ACT, RCRA AND CERCLA, AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.

CONTRACTOR TO CHECK ALL DIMENSIONS FOR THE JOB PRIOR TO CONSTRUCTION.

COMPATIBILITY OF BUILDING WITH SITE REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REPAIRING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.

ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS AND SPECIFICATIONS FOR THE BUILDING SHALL TAKE PRECEDENCE OVER ANY OTHER DESCRIBED OR IMPLIED REQUIREMENTS.

STANDARD APPROVALS FOR PLANS FROM CITY BUILDING DEPARTMENT SHALL BE ON SITE FOR ALL INSPECTIONS.

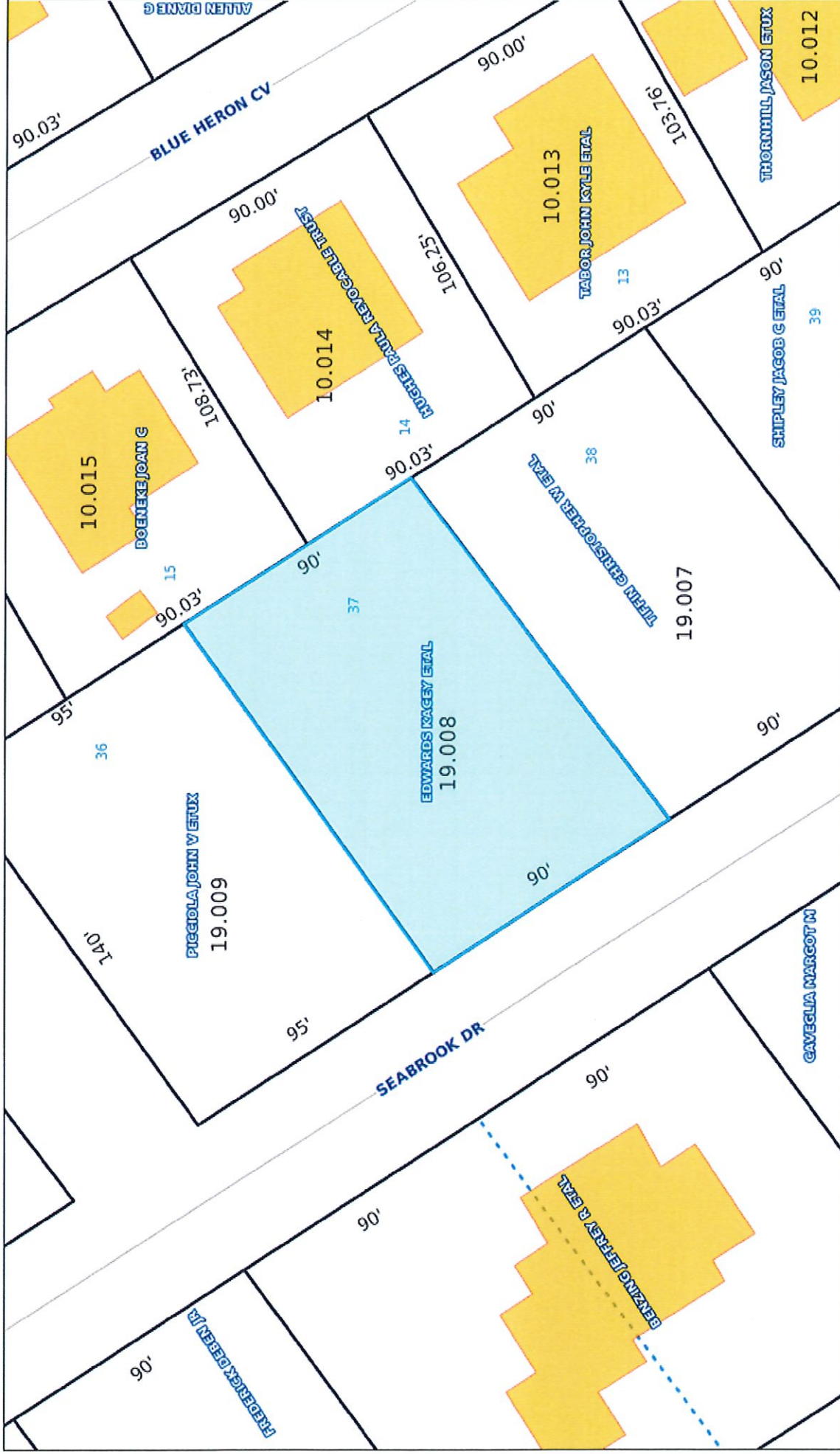
INSPECTION OF THIRTEEN MONTHS SHALL BE FLEETED AT THE COMPLETION OF THE PROJECT.

PLOT PLAN
 PROJECT: 110 SEABROOK DR. WAVELAND MS
 CUSTOMER: G. PONTHEUX & K. EDWARDS
 DRAWN BY: OWEN BOURGEOIS (773) 773-4696

161B-2-01-019.008

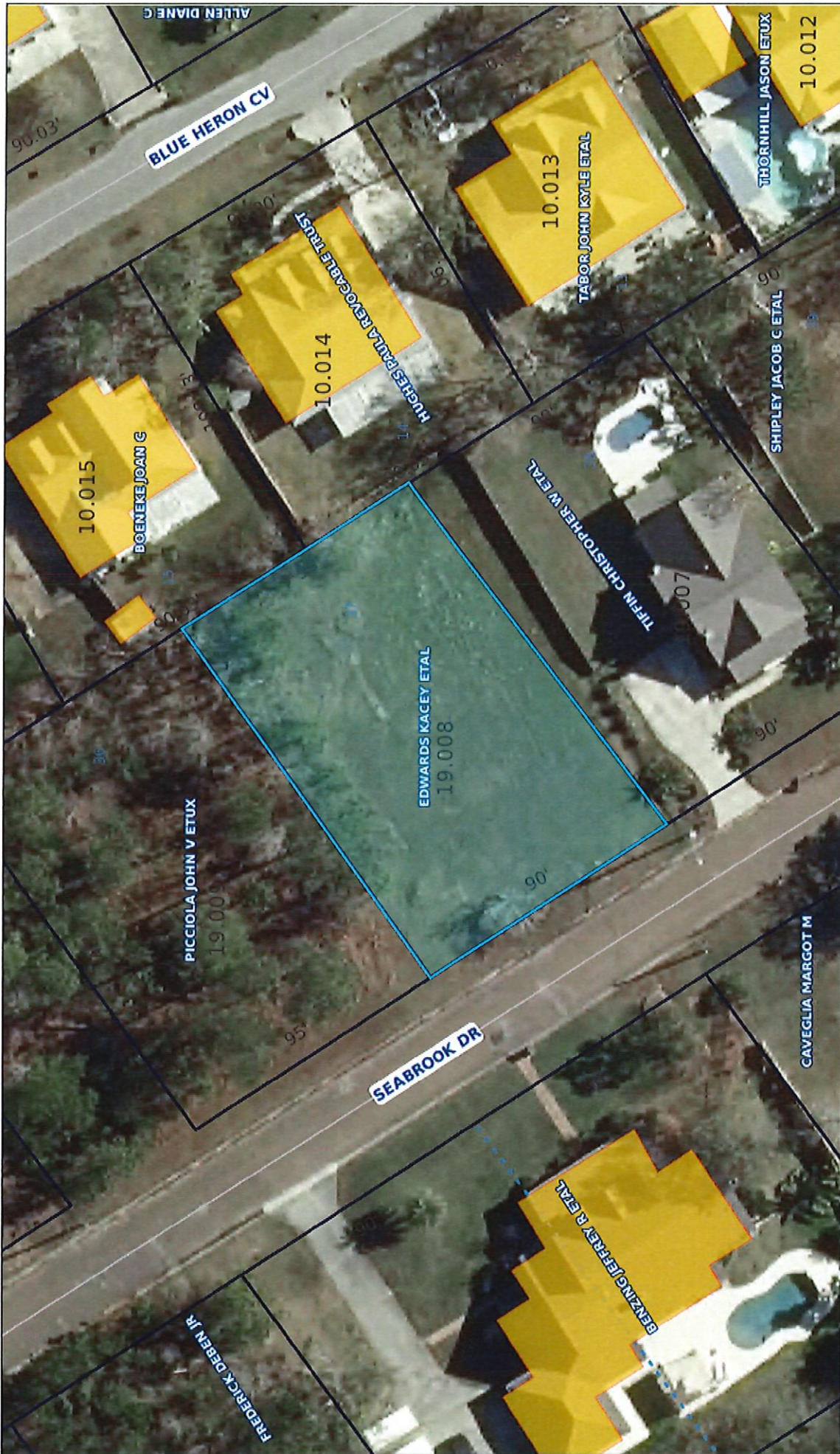
Parcel Number: 161B-2-01-019.008
Owner Name: EDWARDS KACEY ETAL
Owner Address: 101 AZELEA LN
Owner City, State ZIP: PASS CHRISTIAN, MS 39571
Physical Address: 118 SEABROOK DR
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 57330
Taxable Total Value: 0
Estimated Tax: 1081.97
Homestead Exemption: No
Deed Book: 2021
Deed Page: 11262
Legal Description 1: 37 SEC 2 LAKEWOOD SD
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 12494.83

Geoportal Map



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Geoportal Map



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Parcel Number: 161B-2-01-019.008
Owner Name: EDWARDS KACEY ETAL
✓ Owner Address: 101 AZELEA LN
Owner City, State ZIP: PASS CHRISTIAN, MS
39571

✓ Physical Address: 118 SEABROOK DR

Parcel Number: 161B-2-01-019.007
Owner Name: TIFFIN CHRISTOPHER W ETAL
✓ Owner Address: 114 SEABROOK DR
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 114 SEABROOK DR

Parcel Number: 161B-2-01-019.006
Owner Name: SHIPLEY JACOB C ETAL
✓ Owner Address: 3025 DUNLEIGH CRT
Owner City, State ZIP: WOODBRIDGE, VA 22192
✓ Physical Address: 112 SEABROOK DR

Parcel Number: 161B-2-01-019.005
Owner Name: BRENNAN MARY E
✓ Owner Address: 110 SEABROOK DR
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 110 SEABROOK DR

Parcel Number: 161B-2-01-019.004
Owner Name: PEARSON GLENDA L
✓ Owner Address: 61120 S SAINT MARY ST
Owner City, State ZIP: LACOMBE, LA 70445
✓ Physical Address: 108 SEABROOK DR

Parcel Number: 161B-2-01-010.011
Owner Name: SMITH KYLE J ETAL
✓ Owner Address: 312 GREEN ACRES RD
Owner City, State ZIP: METAIRIE, LA 70115
✓ Physical Address: 179 BLUE HERON COVE

Parcel Number: 161B-2-01-010.012
Owner Name: THORNHILL JASON ETUX
✓ Owner Address: 185 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 185 BLUE HERON COVE

Parcel Number: 161B-2-01-010.013
Owner Name: TABOR JOHN KYLE ETAL
✓ Owner Address: 191 BLUE HERRON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 191 BLUE HERON COVE

Parcel Number: 161B-2-01-010.014
Owner Name: HUGHES PAULA REVOCABLE
TRUST
✓ Owner Address: 290 HAMBURG RD
Owner City, State ZIP: OLD LYME CT, CT 06371
✓ Physical Address: 197 BLUE HERON COVE

Parcel Number: 161B-2-01-010.015
Owner Name: BOENEKE JOAN C
✓ Owner Address: 203 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 203 BLUE HERON COVE

Parcel Number: 161B-2-01-010.016
Owner Name: DAUENHAUER JULIA W
✓ Owner Address: 209 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 209 BLUE HERON COVE

Parcel Number: 161B-2-01-010.017
Owner Name: SABIN REID A ETAL
✓ Owner Address: 215 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 215 BLUE HERON COVE

Parcel Number: 161B-2-01-010.018
Owner Name: SABIN JOHN C ETAL
✓ Owner Address: 221 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 221 BLUE HERON COVE

Parcel Number: 161B-2-01-010.020
Owner Name: JOHNSON KEITH E ETAL
✓ Owner Address: 216 BLUE HERRON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 216 BLUE HERON COVE

Parcel Number: 161B-2-01-010.021
Owner Name: THIBODEAUX JOHN ETAL
✓ Owner Address: 210 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 210 BLUE HERON COVE

Parcel Number: 161B-2-01-010.022
Owner Name: BOUDREAUX PERRY J ETAL
✓ Owner Address: 204 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 204 BLUE HERON COVE

Parcel Number: 161B-2-01-010.023
Owner Name: ALLEN DIANE C
✓ Owner Address: 3 JAMESTOWNE CT
Owner City, State ZIP: BATON ROUGE, LA 70809
✓ Physical Address: 198 BLUE HERON COVE

Parcel Number: 161B-2-01-010.024
Owner Name: PAIGE MICHAEL B
✓ Owner Address: 190 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 190 BLUE HERON COVE

Parcel Number: 161B-2-01-010.025
Owner Name: COX JAMES R ETUX
✓ Owner Address: 182 BLUE HERON COVE
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 182 BLUE HERON COVE

Parcel Number: 161B-2-01-019.009
Owner Name: PICCIOLA JOHN V ETUX
✓ Owner Address: 16153 HWY 3235
Owner City, State ZIP: CUTOFF, LA 70345
✓ Physical Address: 120 SEABROOK DR

Parcel Number: 161B-2-01-019.010
Owner Name: MAUFFRAY DANA C ETAL
✓ Owner Address: 1225 LONGO ST
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 122 SEABROOK DR

Parcel Number: 161B-2-01-019.011
Owner Name: PRIEST REBECCA W
✓ Owner Address: 339 COLONIAL COURT
Owner City, State ZIP: MADEVILLE, LA 70471
✓ Physical Address: 124 SEABROOK DR

Parcel Number: 161B-2-01-019.026
Owner Name: BENVENUTTI PATRICK T
✓ Owner Address: 117 SEABROOK DR
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 117 SEABROOK DR

Parcel Number: 161B-2-01-019.027
Owner Name: FREDERICK DEBEN JR
✓ Owner Address: 250 VINCENT AVE
Owner City, State ZIP: METAIRIE, LA 70005
Physical Address: 0

Parcel Number: 161B-2-01-019.028
Owner Name: LADNER GINA H
✓ Owner Address: 111 SEABROOK DR
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 111 SEABROOK DR

Parcel Number: 161B-2-01-019.030
Owner Name: CAVEGLIA MARGOT M
✓ Owner Address: 3801 NE SUGARHILL AVE
Owner City, State ZIP: JENSEN BEACH, FL 34957
Physical Address: 0 SEABROOK DR

Parcel Number: 161B-2-01-019.031
Owner Name: CUEVAS JEFFREY M ETAL
✓ Owner Address: 107 SEABROOK DR
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 107 SEABROOK DR

Parcel Number: 161B-2-01-019.032
Owner Name: STIGLETS TIMOTHY S ETAL
✓ Owner Address: 105 SEABROOK DR
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 105 SEABROOK DR

Parcel Number: 161B-2-01-019.033

Owner Name: SUMMERS ANTHONY ETUX

✓ Owner Address: 103 SEABROOK DR

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 103 SEABROOK DR

Parcel Number: 161B-2-01-019.035

Owner Name: MOORE MARTIN LOUIS ETUX

✓ Owner Address: 4531 TEMESCAL CANYON RD
47-103

Owner City, State ZIP: CORONA, CA 92883

Physical Address: 0

Parcel Number: 161B-2-01-020.000

Owner Name: ALBARAL GAIL N ETAL

✓ Owner Address: 518 LIVE OAK ST

Owner City, State ZIP: METAIRIE, LA 70005

✓ Physical Address: 130 LAKEWOOD DR

Parcel Number: 161B-2-01-021.000

Owner Name: STANFORD BRION H ETAL

✓ Owner Address: 132 LAKEWOOD DR

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 132 LAKEWOOD DR

Parcel Number: 161B-2-01-022.000

Owner Name: DARDEAU SUZANNE

✓ Owner Address: 711 BELLEVUE PLANTATION RD

Owner City, State ZIP: LAFAYETTE, LA 70503

✓ Physical Address: 134 LAKEWOOD DR

Parcel Number: 161B-2-01-023.000

Owner Name: FRAZIER BRETT A ETAL

✓ Owner Address: P O BOX 3623

Owner City, State ZIP: BAY SAINT LOUIS, MS
39521

✓ Physical Address: 136 LAKEWOOD DR

NOTICED IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **MONDAY, JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING: THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Gary Ponthieux & Kacey Edwards, owners of the property commonly known as 118 Seabrook Dr., parcel # 161B-2-01-019.008, have made an application for a conditional use in order to construct an accessory structure larger than the allowed maximum 500 square feet as stated in Zoning Ord. #349. They are also requesting a 5' left side-yard variance from the required 10' from the property line and a 5' rear-yard variance from the required 15' from the property line. His proposed structure will be 1,200 square feet and have a 5' setback from the left side-yard and 10' setback from the rear property lines.

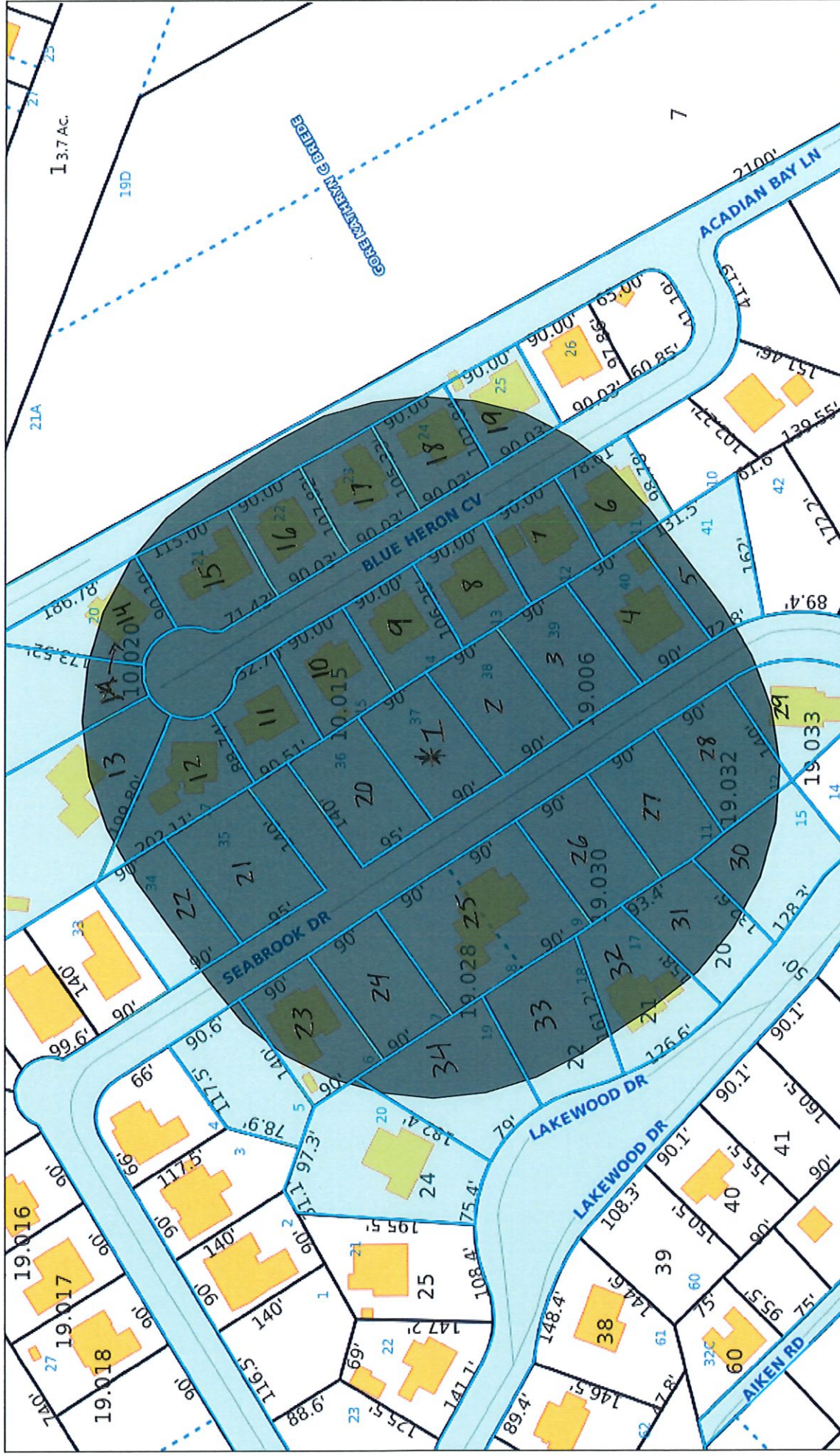
YOU ARE RECEIVING THIS NOTICE BECAUSE YOU HAVE A PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY APPLICANT.

IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

Geoportal Map



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Item #10

Tabitha Thompson

541 Hwy 90

**Conditional Use to open a Medical Cannabis Micro
Cultivation Facility**

Property is currently Zoned C-3: Highway Commercial

Building will need renovations

**Applicant plans on pulling building permits to renovate
after Planning & Zoning Process for approval**



CITY OF

HOSPITALITY CITY

Building/Zoning Department

301 Coleman Avenue

Waveland, MS 39576

(228)466-2549

(228)467-5177 FAX

Application for Conditional Use

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: Tabitha Thompson Date of Application: June 16, 2023
Phone#: 228 343 3563 E-mail (optional): thompsoncoastindustries@gmail.com
Property Physical Address(s) or Parcel #(s): 541 HWY 90 WAVELAND, MS
Current Zoning of Property and Proposed Conditional Use: C3 ; medical cannabis cultivation
Conditional Use Request: medical cannabis micro cultivation

(Note: To submit a Conditional Use Application you must provide proof of current ownership or a document from the current owner granting you permission to seek a Conditional Use (specific to use) for this property.)

906.3 Conditional Uses: Subject to the provisions of Sections 901 and 902 of this Article, the Planning and Zoning Commission shall set a hearing and make a recommendation to the Board of Mayor and Aldermen to grant a conditional use for the uses enumerated as conditional uses in any district as herein qualified and may impose appropriate conditions and safeguards including a specified period of time for the use to protect property and property values in the neighborhood.

Applications for conditional use for uses authorized by this Ordinance shall be made to the Planning and Zoning Commission. A public hearing shall be held, after giving at least fifteen (15) days' notice of the hearing in an official paper specifying the time and place for said hearing. The application shall be specified by the governing authority. The Planning and Zoning Commission will investigate all aspects of the application giving particular regard to whether such use will:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the city.
5. Overtax public utilities or community facilities.
6. Be in conflict with the Comprehensive Plan.

If the findings by the Planning and Zoning Commission relative to the above subjects are that the City would benefit from the proposed use and the surrounding area would not be adversely affected, then the Commission may recommend the project for approval to the Board of Mayor and Aldermen.

B. Any proposed conditional use shall otherwise comply with all regulations set forth in this Zoning Ordinance for the district in which such use is located.

Please provide a letter providing as much detail as possible regarding the proposed Conditional Use, including but not limited to description of purpose of the conditional Use. Please review the above items regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter).

Applicant Signature: _____

Date: 06/16/2023

Zoning Official Sign-Off: _____

Date: 6/22/23

If you have any questions regarding submitting your application please contact:

Jeanne ~~Conrad~~ Willie
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

LETTER OF INTENT

June 16, 2023


Dear City of Waveland,

I am writing this letter on behalf of Thompson Coast Industries, LLC to express our intent to perform business operations as a medical cannabis cultivator in the city of Waveland. We aim to put the city on the cannabis industry map by delivering various strains of high-end organic flower to patients suffering from various medical diagnoses and emergencies on the Gulf Coast and statewide. Please see the attached:

- business plan
- location and building map
- intended building renovation and layout
- functioning and sanitation equipment log
- application for conditional use

Please contact me at any time with questions or concerns.

Kindest Regards,

A large, stylized handwritten signature in black ink, appearing to read 'Tabitha Thompson', is written over the printed name.

Tabitha Thompson

Confidential

Thompson Coast Industries, LLC

Business Plan



Contact Information

Tabitha Thompson

Owner

thompsoncoastindustries@gmail.com

Office: (228) 337-2227

Gulfport, Mississippi

COMMERCIAL LEASE

This lease is made on June 1st, 2023 between Ronald Daugherty and Thompson Coast.

1. Tenant agrees to sublease to the tenant and the tenant agrees to rent for the following property:

541 Hwy 90 Waveland, MS. 39576.

2. Rental payments will be \$1500.00 per month and will be payable by the sub-lessee to Ronald Daugherty on the 1st of each month beginning on July 1, 2023.

3. The term of lease will be from June 1, 2023 until June 30, 2024.

4. The lessee agrees to use the property for Legal purposes ONLY. Registering with the Mississippi Secretary of State and City permits that are required.

5. Lessee agrees to obtain and pay for all necessary utilities for the property.

6. Lessee agrees to deposit all trash in a clean and sanitary manner into proper area to be kept clean and neat.

7. Lessee agrees to keep parking area and space on property clean and free of any debris. Parking is to be used for commercial use.

8. Lessee acknowledges they will maintain required insurance that Landlord's insurance will not and does not cover to this property. Any and all damages that is caused by Lessee will be repaired at their own expense caused by Fire, Theft, etc except by acts of Natural disaster or Acts of God.


Landlord

5/31/23
Date


Lessee

5/31/23
Date



Thompson Coast Industries LLC

Table of Contents

Legal Page

Acknowledgment of Supporting Selections of Title 15, Part 22, Subpart 5

1.0 Executive Summary

2.0 Mission Statement

3.0 Entity & Business Management

4.0 Company Analysis & Funding

5.0 Business & Management Plan

6.0 Security Plan & Procedures

6.0 Operating Plan Summary

6.1 SOP Adverse Event Reporting

6.2 SOP for Quality Control & Assurance

6.3 SOP for Packaging & Labeling

6.4 SOP for Inventory Control & Storage

6.5 SOP for Recordkeeping

6.6 SOP for Waste Disposal & Sanitation

6.7 SOP for Cultivation

6.8 SOP for Sampling and Testing of Cannabis

6.9 SOP for Remediation & Failed Batch

Legal Page

The undersigned reader acknowledges that the information provided by **Thompson Coast Industries LLC** in this business plan is confidential; therefore, the reader agrees not to disclose it without the express written permission of **Thompson Coast Industries LLC**.

It is acknowledged by the reader that information to be furnished in this business plan is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of the same by the reader, may cause serious harm or damage to **Thompson Coast Industries LLC**.

Upon request, this document is to be immediately returned to **Thompson Coast Industries LLC**.

1.0 - Executive Summary

Thompson Coast Industries LLC plans to be an authorized legal medical cannabis cultivation facility located in Waveland, Mississippi that provides top quality medical cannabis to dispensaries throughout the State of Mississippi and the Mississippi Gulf Coast. Our cultivation services are extremely important in aiding the medical community by supplementing patients with quality alternatives to modern day pharmaceuticals that are more damaging to their health, rather than helpful.

2.0 - Mission Statement

Our mission at **Thompson Coast Industries LLC** is to provide a quality, all-natural medicine for patients who want to take an alternative route from the damaging pharmaceutical medications on the market today. We firmly believe that God has put every seed bearing plant on Earth for mankind to utilize in various applications from food to medicine to more industrial applications, like rope or paper. Science continues to unlock benefits of the cannabis plant that we are still unaware of due to years of federal prohibition. With the legalization of medical cannabis in the state of Mississippi, we aim to put the city of Waveland on the cannabis industry map by delivering various strains of high-end organic flower to patients suffering from various medical diagnoses and emergencies on the Gulf Coast and statewide.

3.0 - Entity & Business Management Plan

Thompson Coast Industries LLC will be managed solely by the owner and operator, Tabitha Thompson. She is a dedicated "coastie" having grown up in Delisle, graduated from Pass High, attended a local college, and even exchanged wedding vows on the coasts of Mississippi. In 2012, Tabitha fell in love with the dental field and soon after acquired multiple credentials. Today, she is a dual licensed registered dental hygienist and the bulk of her practice pertains to those with treatable dental diseases that studies have shown can negatively contribute to a patient's overall health, or lack thereof. For the last decade, she has seen countless patients with treatable diseases and symptoms who are on an arsenal of damaging pharmaceutical drugs. Tabitha knows there is an alternative way for patients to heal and treat themselves with God given natural medicine. And so, with a dream and pure, good intent, **Thompson Coast Industries LLC** was born. We aim to deliver the highest quality of organically grown cannabis from seed to flower for Mississippi medical cannabis patients. Patients who seek a better quality of life may find many wonderful benefits by partaking in an organic, holistic

approach to their healing processes, as opposed to consuming various pharmaceutical pills that damage their liver and organs over a very short period of time. Our management structure as a micro-cultivation will remain solely on the owner, Tabitha Thompson, as this is a startup business attempting to reduce overhead expenses while maximizing yields for profits. Daily facility tasks including security monitoring, plant management, record keeping, accounting, and dispensary and state relations, will be performed by the owner. Our intentions are to expand both the facility and employment opportunities in the future with the growth of the emerging Mississippi medical cannabis markets.

4.0 - Company Analysis & Funding

Thompson Coast Industries LLC started as an idea many years ago before medical cannabis arrived in the state. We had a vision to cultivate and provide a wide variety of classic cannabis strains to help patients throughout the state with various medical conditions and needs. We plan to put Hancock County on the radar for patients by providing indoor grown, safe, organic, full spectrum tested, high quality cannabis to dispensaries throughout the state of Mississippi.

As of 2022, the cannabis industry has become a \$13 billion per year industry, and with the continued legalization of both medicinal and recreational use, the industry is expected to grow a minimum of 14% annually until 2030. Last year in Mississippi, the cannabis program created more than 200 Mississippi owned businesses, almost 1000 jobs for residents, and more than \$9 million in revenue for the cities and state of Mississippi. We want our gulf coast to get a piece of this pie! Our preliminary intent is to generate a profit of \$300,000 or greater in our first year. We expect to substantially increase our production over the next five years as the cannabis industry matures in Mississippi. The current legal square footage containment restrictions comfortably allot \$250,000 worth of usable medical cannabis flower per grow cycle. We plan to produce a minimum of three growth cycles in our first year and annually increase, therefore easily exceeding our intended revenue and cover expenses. By operating as a micro cultivator initially, we have vast opportunity for expansion and fully intend on furthering our operation to coincide with patient demand.

With regards to funding, the most common sources of funding for cannabis cultivation businesses are often personal savings and lines of credit. **Thompson Coast Industries LLC** is completely, one hundred percent, owner owned and has received startup costs from its founder. Also, we have secured additional business credit from a cannabis financing company. These accumulated funds will be used mainly for expenses such as building alteration supplies, inventory procurement, and facility equipment. We plan to remain a cash-heavy, independent business so we can

appropriate the funds where they are needed throughout the company. Because the company is owner operated, overhead expenses are drastically reduced and potential profits are acquired sooner. In addition, we have chosen effective, financially efficient equipment, minimized operating costs, and plan to focus our efforts on traditional, tried-and-true methods to reduce the chance of costly incidence.

At Thompson Coast Industries LLC, we will be regularly maintaining an extensive accounting master log database of expenses and sales reports as well as hold accountability meetings to analyze individual strain heartiness, our goals, projections, and compliance. Our banking will be supported by a cannabis banking entity, thus aiding with tracking, dispensing, and regrouping funds. All taxable expenses and sales will be documented and filed as required by the Internal Revenue Service and state of Mississippi.

5.0 - Security Plans & Procedures

Because the cannabis industry is in demand and so lucrative, additional state and federal regulations have been put into place in an effort to minimize breaches and theft. In accordance with Title 15, Part 22, Subpart 5 of the Mississippi Medical Cannabis Program, the restrictions that follow will be enforced. **Thompson Coast Industries LLC** will elect Tabitha Thompson as the designated security manager who will oversee all security operations to ensure a sound and practical safety and security standard. Under zero circumstance will we allow admittance to any person under the age of 18 and entry will be granted only to authorized individuals. The premises will be under restricted access on most business days, except for special visits in which all visitors will be logged in a facility visitor log. All areas where any cannabis product is stored in any manner will be under electronic controlled entry access. We operate on a zero-tolerance policy on consumption of cannabis at our facilities. Anyone caught partaking in illicit activity at our facility will be asked to leave immediately and law enforcement can and will be dispatched for any failure to comply.

Thompson Coast Industries LLC's intended location is 541 Highway 90, Waveland, Mississippi. The perimeter will be well lit with multiple areas of exterior lighting, thus discouraging any attempts to obscure the multiple outside cameras. Per Title 15 requirements, an infrared style, motion activated 480p or greater camera will be facing the access areas to the facility and monitoring any outside activity. All entries and exits into the facility will have facial recognition capable cameras monitoring them 24/7 with data stored to our cloud service. All areas where any cannabis will be handled or stored will be subject to 24/7 mass surveillance to discourage theft and divert loss. Our floorplan can be referenced for camera placement throughout the facility. We will regularly conduct safety checks of the facility and ensure all functions of the security

systems are properly working. As full production unfolds, we may employ an armed security officer in the event one is needed, at which time we will abide by state requirements. In the event of security breaches and/or safety concerns arise, the proper local, state, and federal entities will be notified and best practices for damage control initiated. We intend to fully comply with all requirements outlined in Mississippi's Title 15, Chapter 22 and any additional requirements instituted by the state will be interjected into our security policies.

6.0 - Operating Plan Summary

Thompson Coast Industries LLC remains firm in demonstrating a strong relationship with the local, state, and federal governments by adhering to all requirements, regulations, and laws laid out by the state and we are fully committed to establishing and maintaining all protocols covered in our Business Plan. **Thompson Coast Industries LLC** has extensively researched the best practices within the cannabis industry. Our company intends to be minimal and selective in employees, therefore effortlessly aiding diversion prevention, increasing focused security measures, and decreasing chance of company adverse incidents. State required recording keeping and additional company daily, weekly, and monthly record keeping will be required to maintain compliance, sanitation, security, and plant health. We plan to produce classic, medicinal strains using our original, confidential soil recipe and therapeutic growing techniques. Living soil, humidity controls, pH monitoring, reverse osmosis, and lighting controls are a few of the intricate details that require constant monitoring for our plants' success. Traditional methods such as whole plant harvesting, hanging to dry method, and mason jar curing will be used. **Thompson Coast Industries LLC** plans to remain completely organic and will help supplement its living soil compost with ground plant waste after trimming. Per state requirements, all cannabis will be tested through a third party cannabis testing lab prior to packaging and distribution. Packaging will be completed on site after the proper testing and curing processes have been completed and adequately documented. Approved cannabis processing, transport, and waste services will be contracted as necessary. Additional details regarding cultivation, testing, remediation, packaging, waste, record keeping and quality control efforts can be found under their respective headings.

6.1 - SOP Adverse Event Reporting

Because **Thompson Coast Industries LLC** is an organic, privately owned, heavily monitored facility, adverse events will be unlikely; however, in the case of an adverse event, the following protocol will be engaged. The reporting party would be advised to call an emergency service for any life threatening incident. We would also advise patients to contact us directly and promptly via business phone or email, thompsoncoastindustries@gmail.com and include *patients full first and last name, contact information, the batch id, the adverse reaction to the batch, and any further relevant information*. Patients are also directed to contact the Mississippi Department of Health via website under the complaint section. In addition, we will offer an online form when we fully establish our virtual website. Any other adverse event reporting by another cannabis or government entity will contact **Thompson Coast Industries LLC** directly and promptly. In the event the state department deems a product contaminated and in need of recall from the dispensary market after it has been approved for consumption, the company plans to comply with ceasing production and holding inventory until cleared. We plan to stay informed and active in any future updated state regulations. In addition to protocol, we plan to enact insurance policies, although not required, for any possible issues that arise with patients, the facility, or otherwise.

6.2 - SOP for Quality Control & Assurance

Thompson Coast Industries LLC maintains the highest standards. We blend and cultivate an industry leading medical cannabis flower by using only all organic materials in our composts and soil blends. Our primary goal is to provide tried and true, classic strains that have been bred for hundreds of years and are proven to provide the most quality medicine and consumer relief. Although these strains have been grown outside for centuries with absolutely no monitoring or equipment control, an assured, consistent quality can be achieved with a model strategy in place. We plan to use high quality equipment to ensure proper growth of our plants, including medical grade humidifiers and humidity monitors, reverse osmosis watering system, full spectrum lighting, and commercial air purifiers. In addition, the state of Mississippi requires extensive testing by an authorized cannabis facility. Their intricate protocols will not only test for THC and CBD content but will also include testing for pesticides, moisture, mold, heavy metals, mycotoxins, foreign materials, and more, thus ensuring that any patient cannabis will be safe for human consumption. We use absolutely zero genetically modified organisms, bioengineered organisms, or synthetic ingredients in our soils, products, and application processes; therefore, potential exposure to a contaminant is unlikely. **Thompson Coast Industries LLC** will provide a variety of test results for every flower through the licensed testing facilities for a sound assurance standard result any caregiver or patient

can feel comfortable with purchasing. Should any product fail testing or be deemed inadequate by **Thompson Coast Industries LLC**, we will consider all available options found under our SOP for Remediation and Failed Batch section of our business plan.

6.3 - SOP for Packaging & Labeling

Thompson Coast Industries LLC is a privately owned company that intends to resource proper packaging and manufacture and print our labels in house in accordance with Title 15, Part 22, Subpart 5, Rule 5.12.1 - 5.12.9. After proper testing and curing, we will package our finished product on site. Products will be weighed, separated accordingly, packaged, and labeled, all under video surveillance. Per the aforementioned rule, our packaging will be opaque, solid in color, and child resistant. Package imagery will include our company logo and a cannabis leaf emblem indicating THC contents. All federal and state required warning labels and identification will be in place and individual labeling will be completed with strain and batch information and cannabinoid, terpene, THC, and CBD content. Entity information will include the company name, license information, website, and direct contact information. Should testing reveal that a finished flower tests above 30% THC, **Thompson Coast Industries LLC** plans to contract appropriate cannabis processing providers for edibles, tinctures, or topicals. Those products will be labeled 'extremely potent' and any edibles will include additional processing and content information.

6.4 - SOP for Inventory & Storage

In accordance with Title 15, Part 22, Subpart 5, Rule 5.8.1-Rule 5.9.3, the following protocol will be followed. **Thompson Coast Industries LLC** will catalog all seeds and plants using a digital and METRC system of SKU and Batch ID numbers. The owner, Tabitha Thompson, will be appointed as the seed-to-sale system administrator and will be expected to fulfill daily duties. We intend to use METRC system standard RFID tags to keep strict tracking on inventory in addition to our own, state approved, third party POS/inventory system.

Furthermore, **Thompson Coast Industries LLC** has an elected security manager with a security strategy designed to mitigate any potential diversion. We have also created a *Regulatory Compliance Program* for further operations to help maintain facility compliance with local, state, and federal laws while also helping to deter and mitigate loss prevention of any product to maintain steady and accurate recordkeeping. Any area of the facility that would require the handling of any part of the cannabis material will be

monitored from multiple directions by multiple cameras from our security center. Because we have chosen to remain a small operation as compared to national cannabis companies, we will initially be owner operated, thus eliminating internal diversion possibilities. Storage of all cured, finished, and packaged cannabis will be appropriately tagged, contained, stored and monitored until time of transport and/or sale of said batch number and safely stored in a locked vault.

6.5 - SOP for Recordkeeping

Thompson Coast Industries LLC will maintain compliance in accordance with Title 15, Part 22, Subpart 5, Rule 5.8.1, Rule 5.9.1 - 5.9.5. To allow and maintain accurate reporting all reported inventory shall be tracked in the METRC/state database and our business database. As required, at the end of each business day all inventory changes will be documented in the seed to sale system by the seed to sale system administrator, Tabitha Thompson. A living diary is crucial to our success. Daily, weekly, and monthly records may be kept for all physical plants and may include pH, moisture levels, appearance, and foliage management details. This will also aid in production consistency, diversion prevention, reduction of potential irregular test results, and improvement of our abilities to provide quality medicine. In addition equipment and building maintenance, sanitation efforts, inspections and visitations, and any injury or incident will be documented as necessary. All transactions, transportation manifests, employee records, soil amendments, water applications, theft/loss records, and waste logs shall be maintained in accordance with Title 15, Part 22, Subpart 5, Rule 5.8.2 & Rule 5.8.3. A complete manifest of current, personal record keeping templates is stored electronically and physically at the facility. All record keeping and supporting documentation, both physical, paper documents and electronic records, will be kept on the premises and for a minimum for five years. **Thompson Coast Industries LLC** plans to abide by any future indoctrinated local and state documentation or reporting requirements.

6.6 - SOP for Waste Disposal & Sanitation

Per Title 15, any and all waste items will be documented appropriately in the state's provided METRC system, as well as our own database, and will be disposed of in a manner that is safe for the environment and in accordance with local, state, and federal laws. **Thompson Coast Industries LLC** will recycle cultivation waste, such as fan leaves, plant stalks, and root systems, by drying and grinding it into unusable and unrecognizable pieces. It will then serve as an amendment to our compost for future

growth operations. All attempts to keep our medical cannabis free of debris and disease will be made with extensive record keeping, proper sterile handling, and consistent sanitation of the facility and equipment; however, should a reliable testing facility determine that any flower has been contaminated, we will attempt remediation, reanalyzing, and/or sterilization. In the event that the flower is unable to be remediated or sterilized, it shall be destroyed by incineration, or in a manner dictated by the state. Sterilization and destruction of any cannabis products will be subject to surveillance. In the event **Thompson Coast Industries LLC** is unable to effectively and lawfully dispose of any cannabis waste, a licensed cannabis waste entity will be contracted. Sanitation is excruciatingly important in the successful cultivation of cannabis and efforts will be recorded in multiple facility logs and will include dates, tasks performed, and products used. Multiple atmosphere controls and air filtration systems are our first line of defense to minimize contaminants and several techniques and tools will be used to eliminate transferable, outside microcontaminants, such as chlorine in city water. In addition, full disinfecting of the building and its facilities will occur on a weekly basis with medical grade products. All equipment including humidifiers, dehumidifiers, and watering systems will be disinfected and serviced regularly. Any tools used to maintain, dry, trim, and cure cannabis will be sanitized using pure medical grade alcohol (or equivalent) and returned to its container immediately after being used, pending further cleaning and sanitization. Cleanliness is required for employees and visitors. This includes physical cleanliness and workspace/work material cleanliness. Upon entering any cultivation area, adhesive tacky floor mats are provided to remove any transferable outside debris from shoes. Multiple hand washing areas are provided throughout the facility and gloves and hair nets are to be worn when handling any consumable cannabis products. As the industry expands, **Thompson Coast Industries LLC** plans to follow suit and invest in a variety of equipment, including air curtains and ultraviolet sanitizers to further our sanitation efforts.

6.7 - SOP for Cultivation

Thompson Coast Industries LLC intends to cultivate in accordance with Title 15, Part 22, Subpart 5. We will mix an undisclosed custom organic living soil recipe exclusive to **Thompson Coast Industries LLC**. The recipe can be found in our TCI Grow Guide, but is subject to confidentiality as we are very private about our ingredients and ratios. Once we have blended our organic amendments accordingly, the living soil will be stored for up to 90 days, but no less than 30 days. This encourages the soil to develop its own biome, thus allowing microbial life to flourish for a much healthier cannabis plant with less likelihood for disease and/or mutation. All soil amendments, water and soil pH levels, humidity, heat, air filtration, and type of technique used to grow will be

maintained in a living diary, which can be referenced to make corrections to a growth cycle or growth strategy as needed. Blended soil that has cooked off for 30 to 90 days will be viable for clones or seed planting and the first part of the cultivation process will begin. Sprouting and cloning trays will be available and started in our facilities vegetation room. Some plants will begin via seed, however, **Thompson Coast Industries LLC** is dedicated to quality; therefore, in time vibrant mother plants that provide clones will be a main source for proven genetics and consistency. The vegetation room is where the cannabis plant will remain for 45-60 days, or until other plants in the flowering stage finish for harvest. Once in the flowering room, the cannabis will be exposed to different atmosphere conditions and it will begin to create beautiful flowering buds, the object of affection and harvest. As the flowering stage approaches the last two weeks of growth, we will begin to flush each individual plant of all nutrients using just pH balanced water to ensure a clean product. Once the proper time has passed and the trichomes have passed the digital magnification test, the entire plant will be harvested and moved to the drying room where it will begin to exit the phase of cultivation and begin its final phases prior to patient consumption. The harvested plants will hang to dry in a humidity and light controlled room, and after the moisture of the flower has decreased sufficiently, it will be ready for separation by trimming. **Thompson Coast Industries LLC** intends to trim largely by hand initially, and later may potentially adopt equipment for efficiency as the industry grows. After any unusable plant debris has been separated, the dried flower will enter its final stage before testing and packaging. The flower buds will cure in air-tight, sealed glass jars with terpene shields and humidity monitors for a few weeks while it awaits sampling and testing. Its final destination will be in a storage vault where it will remain until an order is received from a licensed dispensary partner.

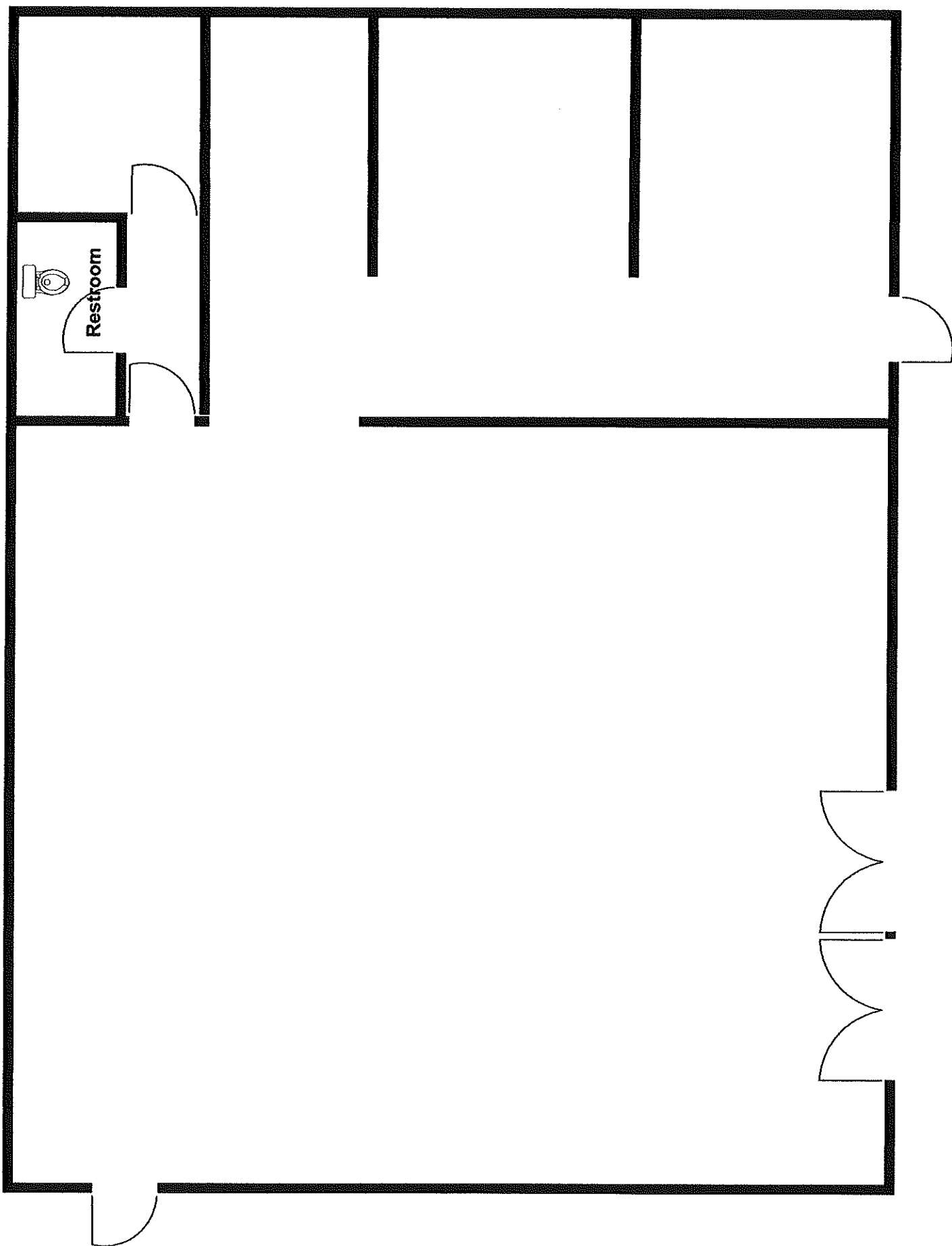
6.8 - SOP for Sampling and Testing of Cannabis

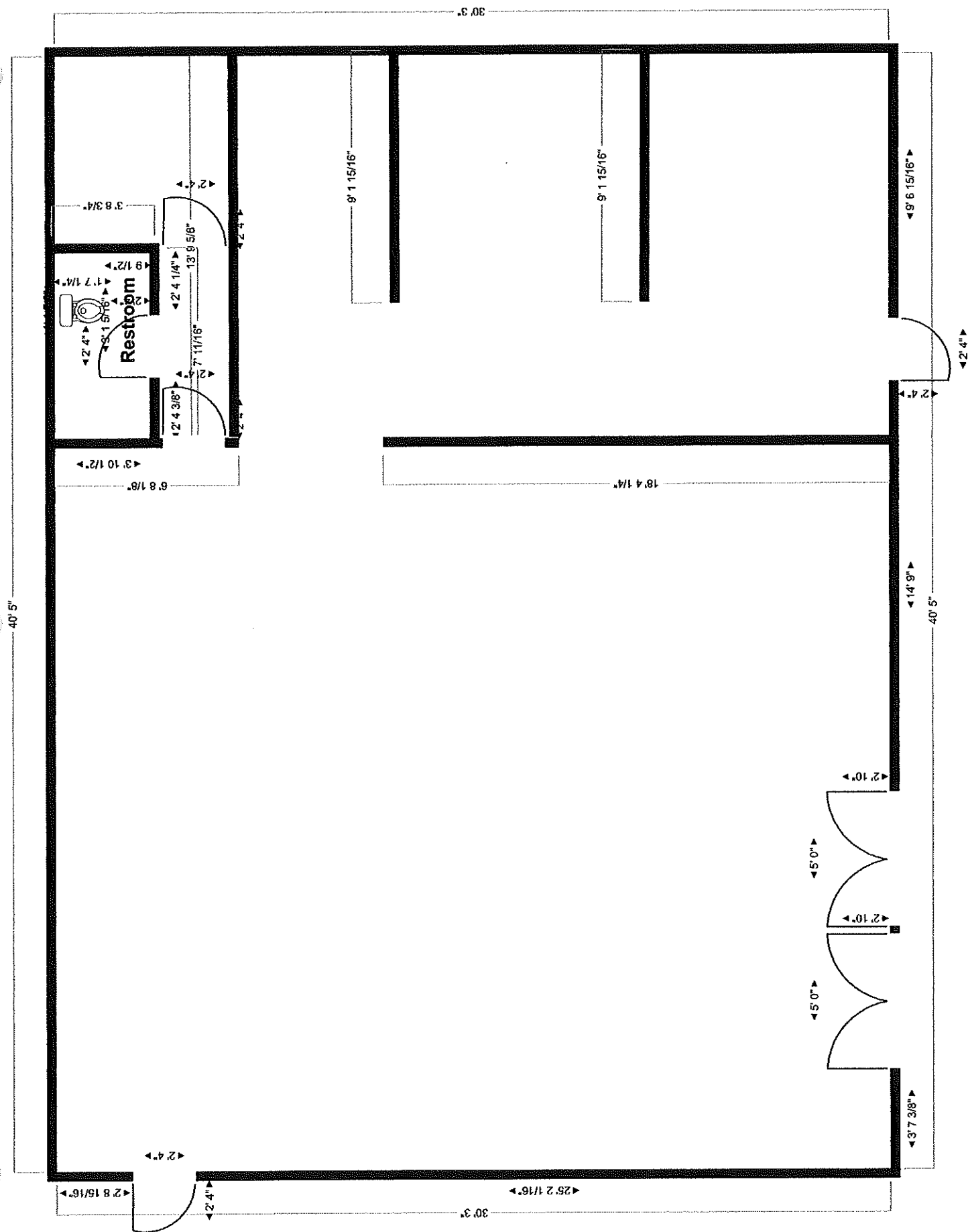
All sampling and testing will be done within the parameters outlined in Mississippi's cannabis bill. Samples for testing will always be obtained, transported, tested, and reported by an approved contracted cannabis testing laboratory. At this time, we plan to keep business on the gulf coast by contracting a coast testing company, Aardwolf-Certus MS, LLC, for sample collection and regulatory testing. Per Title 15, testing facilities are responsible for obtaining samples and providing necessary documentation for its collection, transportations, storage, testing, and destruction. Proper testing reports content data regarding pesticides, moisture content, cannabinoids, terpenoids, heavy metals, mycotoxins, microbiological contaminants, and foreign materials. Each test result will be reported to the state METRC system, after which, packaging, labeling, and distribution can begin. **Thompson Coast Industries**

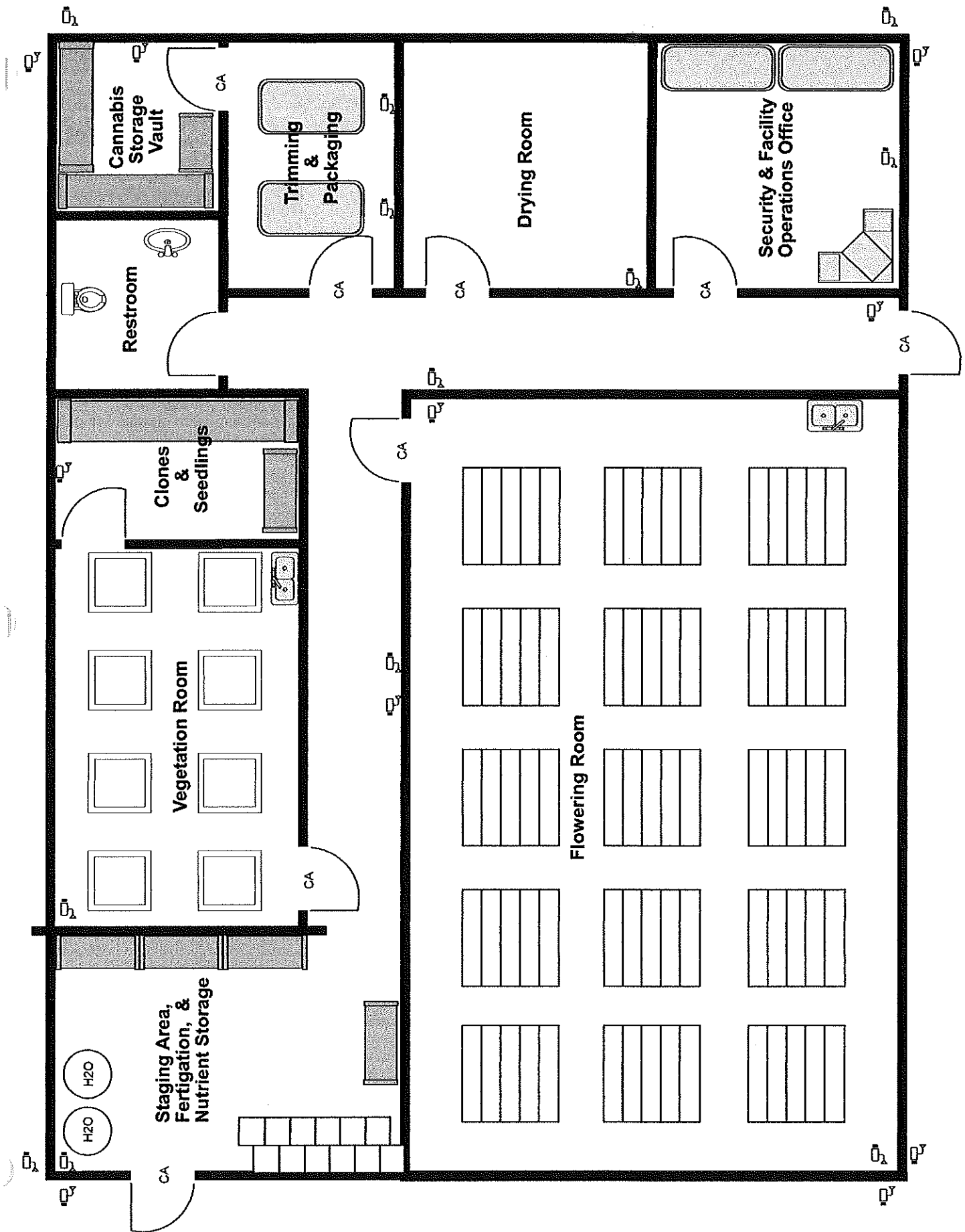
LLC will be an organic cultivator, therefore minimizing exposure to solvents, pesticides, and other contaminants; however, should a sample fail initial testing, we will request reanalysis. Any samples that test outside of state determined parameters will be reanalyzed, remediated, processed, sterilized, or destroyed accordingly per Appendix A of *Title 15, Part 22, Subpart 1*. We hope to achieve nearly clockwork-like testing results by eliminating chemicals, controlling the atmosphere, and enacting extensive sanitation protocol for both the facility and operational materials.

6.9 - SOP for Remediation & Failed Batch

Regarding failed batches, **Thompson Coast Industries LLC** plans to closely follow regulations in *Title 15, Part 22*. We will take all appropriate and needed avenues to remedy any contaminants, as well as measures to eliminate any unwelcome solvents or debris that may be detected in testing phases. Should a batch fail, our immediate response will be reanalysis, which may result in additional sampling by an alternate testing facility. Any sterilization and/or remediation methods will include processing by a licensed cannabis entity or curing continuation, followed by additional testing prior to packaging and sale. After taking appropriate action, any batch that fails testing, reanalysis, and remediation testing will result in contracting a qualified Mississippi cannabis disposal entity for proper disposal determined by the state and documentation of waste.





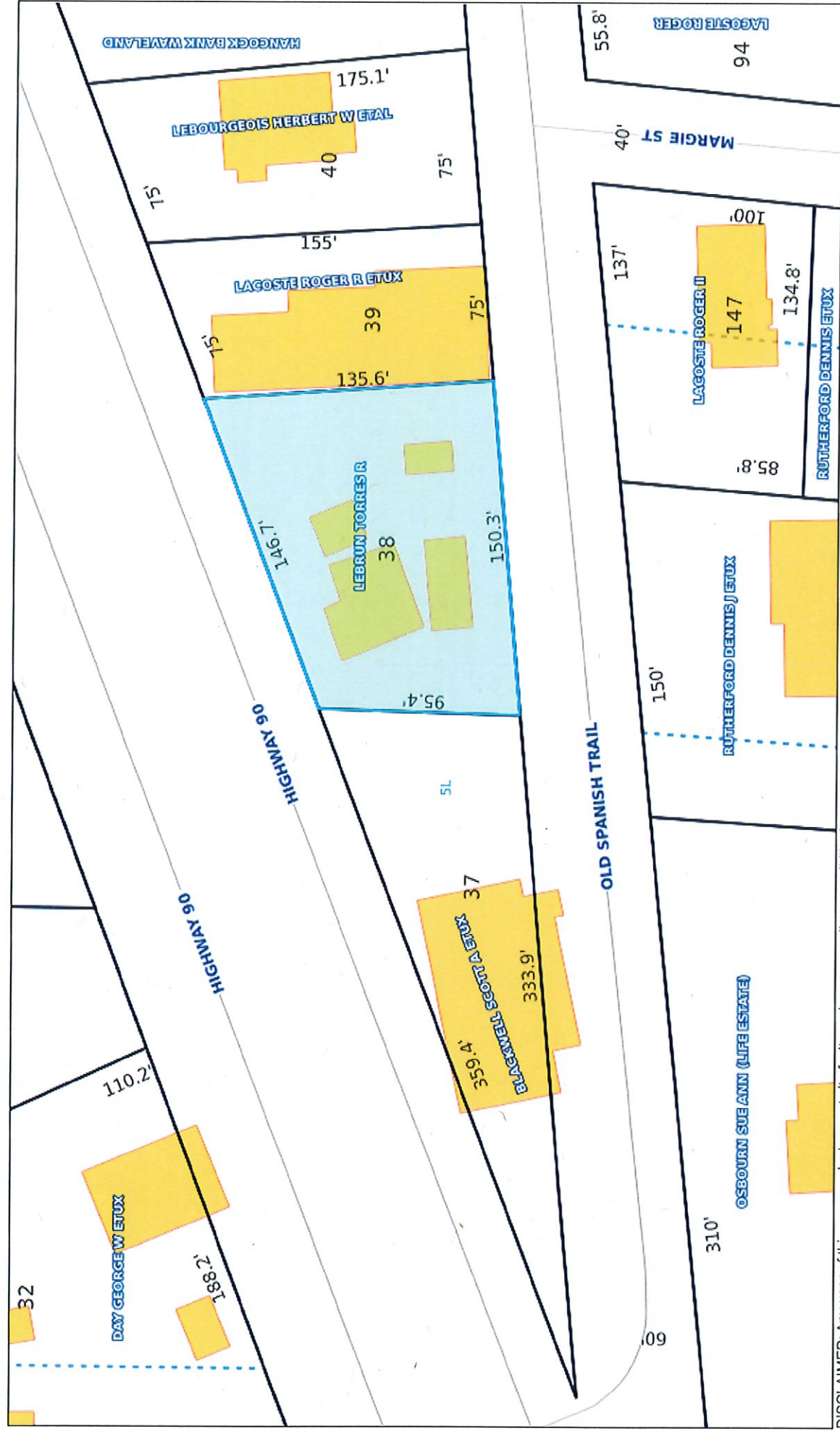


Water & Reverse Osmosis	Brand	CFM/Sq. Ft.	Qty.	Notes
5 Stage 200 GPD Commercial R.O. System IBC Container 275 Gallon	Max Water Global Industrial	200 GPD 275 Gallon		200 GPD R.O. Water Management System w/ Booster Pump 275 Gallon Water Storage or Equivalent
Cultivation				
Clone/Seed Starter Tray-7 Packs Thicker Seed Starter Kit	EVEAGE		x3	Decent trays for clones/seed starting
1 Inch Rock Wool Planting Cubes with Holes	SKINNYBUNNY	200 Cubes		Rockwool for the clone/seed starter trays
120 Pack - 3 Inch Peat Plant Starters for Seeding	GROWNEER	120 Pack	x2	
#3 Plant Grow Bags 10 Packs with Holes	Potchen	10 Pack	x10	
#5 Plant Grow Bags 10 Packs with Holes	Riakum	10 Pack	x10	
3-In-1 Plant Moisture Meter, Light and Soil/PH Tester	VIVOSUN		x1	
Quantum PAR Meter Full-Spectrum	DANOPLUS		x1	Par meter to keep lights adjusted properly
Soil pH Pen, Digital Meter and Water Test Kit	BlueLabs		x1	
pH Pen-Digital pH Tester	BlueLabs		x1	
500-Pound Capacity 46" x 25.5" Cart	WEN	46x25.5	x1	
Chapin 97400 25-Gallon Watering Tank	Chapin International	25 Gallon	x1	
2 Pack TP53 Digital Hygrometer Indoor Thermometer	ThermoPro	2 Pack	x6	
2 Compartment Stainless Steel NSF Commercial Sink	KoolMore	14x18x11	x1	Flowering Room
Stainless SII 1 Compartment Utility Sink w/ Right Drainboard	GRIDMANN	18x18x12	x1	Vegetation/Clone Room (Share)
Outdoor Oscillating Wall Fan	OEMTOOLS	9500 CFM	x12	4x Vegetation Room 4x Flowering Room
6 Tier Metal Shelving with Wheels	YRLLENSDAN	48x18x72	x8	
4 Foot Continuous Bench System - 16 Foot System Length	Fast Fit		x3	Plant tables to reduce surface mold
TrimBin Complete Set	HarvestMore		x4	
6FT Outdoor Dining Table Plastic Party Table	PayLessHere		x6	Trim Room/Clone Room/Office/Misc.
Fiskars Micro-Tip Pruning Snips Garden Shears	Fiskars		x3	
27-Gallon Tough Storage Containers with Secure Snap Lid	CX BLACK & YELLOW	4 Pack	x3	
Air Purification / Mold Management				
ProGuard Defender DXB100 Air/Surface Purifier	Innovative Solutions	500 sq. ft.	x1	Flowering Room Mold Management
ProGuard Defender DXB Mini Air & Surface Purifier With BPI	Innovative Solutions	250 sq. ft.	x2	Vegetation/Dry Room Mold Management
Dehumidifier				
145 Pints Commercial Dehumidifier with Pump	Moiswell	6,000 Sq. ft.	x3	Clone Room/Dry Room/Vegetation Room Humidity Management
212 Pints Commercial Dehumidifier with Pump	Moiswell	8,000 Sq. ft.	x1	Flowering Room Humidity Management
Humidification				
INTBUYING Ultrasonic Humidifier 3KG/h	Ultrasonic	500 Sq. ft.	x3	Clone Room/Dry Room/Vegetation Room Humidity Management
INTBUYING Ultrasonic Humidifier 6KG/h	Ultrasonic	1000 Sq. ft.	x1	Flowering Room Humidity Management
Lights				
40W UV & IR LED Grow Light Bar	Spider Farmer®			Stimulates bud growth (1 hour per day max)
SF300 33W Clone Grow Light	Spider Farmer®			For starting seed/clones on the start rack
SF4000 (450w)	Spider Farmer®		x8	Vegetation Room (Full Spectrum)
FC-8000 (800w)	Mars Hydro		x15	Flowering Room (Full Spectrum)

138Q-0-34-038.000

Parcel Number: 138Q-0-34-038.000
Owner Name: LEBRUN TORRES R
Owner Address: PO BOX 1298
Owner City, State ZIP: BLAIRSVILLE, GA 30514
Physical Address: 1103 OLD SPANISH TRAIL
Improvement Type: RES
Year Built: 1960
Base Area: 540
Adjusted Area: 543
Actual Total Value: 208423
Taxable Total Value: 0
Estimated Tax: 3933.2
Homestead Exemption: No
Deed Book: 2021
Deed Page: 15782
Legal Description 1: PT NW 1/4-SW 1/4 PT 5M
Legal Description 2: 34-8S-14W
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 16385.57

Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

Geoportal Map



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Parcel Number: 138Q-0-34-038.000
Owner Name: LEBRUN TORRES R
✓ Owner Address: PO BOX 1298
Owner City, State ZIP: BLAIRSVILLE, GA 30514
✓ Physical Address: 1103 OLD SPANISH TRAIL

Parcel Number: 138Q-0-34-038.000
Tenant Name: THOMPSON TABITHA
✓ Owner Address: 112 23RD ST
Owner City, State ZIP: GULFPORT, MS 39507
✓ Physical Address: 541 HWY 90

Parcel Number: 138Q-0-34-039.000
Owner Name: LACOSTE ROGER R ETUX
✓ Owner Address: 539 HWY 90
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 539 HWY 90

Parcel Number: 138Q-0-34-040.000
Owner Name: LEBOURGEOIS HERBERT W ETAL
✓ Owner Address: 512 JOHN BAPTISTE ST
Owner City, State ZIP: BAY ST LOUIS, MS 39520
✓ Physical Address: 535 HWY 90

Parcel Number: 138Q-0-34-041.000
Owner Name: WU, JINYUN
✓ Owner Address: 103 RANCH ST
Owner City, State ZIP: BAY ST LOUIS, MS 39520
✓ Physical Address: 529 HWY 90

Parcel Number: 138Q-0-34-029.000
Owner Name: MARTINOLICH FAMILY HOLDINGS LLC
✓ Owner Address: 504 TRAILWOOD DR
Owner City, State ZIP: CLINTON, MS 39056
Physical Address: 0

Parcel Number: 138Q-0-34-030.000
Owner Name: SEELOS CENTER
✓ Owner Address: 919 JOSEPHINE ST
Owner City, State ZIP: NEW ORLEANS, LA 70130
Physical Address: 0

Parcel Number: 138Q-0-34-031.000
Owner Name: THE RIDGE AT WAVELAND
✓ Owner Address: 9800 MAUMELLE BLVD
Owner City, State ZIP: NORTH LITTLE ROCK, AR 72113
✓ Physical Address: 548 HWY 90

Parcel Number: 138Q-0-34-032.000
Owner Name: DAY GEORGE W ETUX
✓ Owner Address: 7270 BAYOU LACROIX RD
Owner City, State ZIP: BAY ST LOUIS, MS 39520
✓ Physical Address: 552 HWY 90

Parcel Number: 138Q-0-34-037.000
Owner Name: BLACKWELL SCOTT A ETUX
✓ Owner Address: 436 SANDY STREET
Owner City, State ZIP: WAVELAND, MS 39576
✓ Physical Address: 543 HWY 90

Parcel Number: 138Q-0-34-149.000
Owner Name: OSBOURN SUE ANN (LIFE ESTATE)
✓ Owner Address: 544 MAIN STREET
Owner City, State ZIP: BAY ST LOUIS, MS 39520
✓ Physical Address: 1110 OLD SPANISH TRAIL

Parcel Number: 138Q-0-34-148.000
Owner Name: RUTHERFORD DENNIS J ETUX
✓ Owner Address: 1104 OLD SPANISH TRA
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 1104 OLD SPANISH TRAIL

Parcel Number: 138Q-0-34-147.000
Owner Name: LACOSTE ROGER II
✓ Owner Address: 1100 OLD SPANISH TRAIL
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 1100 OLD SPANISH TRAIL

Parcel Number: 138Q-0-34-146.000
Owner Name: RUTHERFORD DENNIS ETUX
Owner Address: 1104 OLD SPANISH TRA
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 0

Parcel Number: 138Q-0-34-145.000

Owner Name: STOCKSLAGER KIM P

✓ Owner Address: 1543 MARGIE ST

Owner City, State ZIP: WAVELAND, MS 39576

Physical Address: 1543 MARGIE ST

Parcel Number: 138Q-0-34-095.000

Owner Name: SPICUZZA RAYMOND J ETAL

TRUSTEES

✓ Owner Address: 602 THOMAS SHIELDS BLVD

Owner City, State ZIP: BAY ST LOUIS, MS 39520

✓ Physical Address: 1550 MARGIE ST

Parcel Number: 138Q-0-34-094.000

Owner Name: LACOSTE ROGER

✓ Owner Address: 16188 WEST RIVER DR

Owner City, State ZIP: KILN, MS 39556 \

Physical Address: 0

Parcel Number: 138Q-0-34-093.000

Owner Name: HILLE FRANK A ETUX TRUST

✓ Owner Address: 516 HIGHLAND DR

Owner City, State ZIP: BAY ST LOUIS, MS 39520

✓ Physical Address: 1002 OLD SPANISH TRAIL

NOTICED IS HEREBY GIVEN THAT THE WAVELAND PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON **MONDAY, JULY 24TH, 2023 AT 6:00 P.M.** TO CONSIDER THE FOLLOWING:

THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY. THE WAVELAND BOARD OF MAYOR AND ALDERMEN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON **TUESDAY, AUGUST 1ST, 2023 AT 6:30 PM.**

Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Tabitha Thompson, leasing the property commonly known as 541 Hwy 90, parcel #138Q-0-34-038.000, has made an application for a Conditional Use in order to operate a Medical Cannabis Micro Cultivation Facility. The property is currently zoned C-3: Highway Commercial and Zoning Ord. #349 does not have any requirements or conditions concerning medical cannabis.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU HAVE A PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY APPLICANT.

IF YOU HAVE QUESTIONS OR CONCERNS, YOU MAY CONTACT JEANNE WILLIE, ZONING OFFICIAL, AT 228-220-3335 OR JWILLIE@WAVELAND-MS.GOV.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE AND MAY SUBMIT WRITTEN SUGGESTIONS BY THURSDAY, JULY 20, 2023 BY 12:00 p.m. CST.

Jeanne Willie
Zoning Official
228-220-3335

Geoportal Print



Geoportal Print



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Thompson Coast Industries, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1380375
Status:	Good Standing
Effective Date:	02/24/2023
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Tabitha Thompson 112 23rd Street Gulfport, MS 39507

Officers & Directors

Name	Title
Tabitha Thompson 112 23rd Street Gulfport, MS 39507	Organizer